

Attorney or Party Name, Address, Telephone & FAX Numbers, State Bar Number & Email Address JAMIE LYNN GALLIAN 16222 MONTEREY LANE SPACE 376 HUNTINGTON BEACH, CA 92649 714-321-3449 JAMIEGALLIAN@GMAIL.COM	FOR COURT USE ONLY
<input checked="checked" type="checkbox"/> Debtor appearing without attorney <input type="checkbox"/> Attorney for Debtor	
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</b>	
In re: JAMIE LYNN GALLIAN	CASE NUMBER: 8:24-bk-12267-SC CHAPTER 13
	<b>DEBTOR'S NOTICE OF (1) 11 U.S.C. SECTION 341(a) MEETING OF CREDITORS, AND (2) HEARING ON CONFIRMATION OF CHAPTER 13 PLAN AND MODIFICATION OF SECURED CLAIM(S) BY PLAN, WITH COPY OF CHAPTER 13 PLAN</b>
	<b>SECTION 341(a) MEETING OF CREDITORS:</b> DATE: 10/22/2024 TIME: 9:00 am  <b>PLAN CONFIRMATION HEARING:</b> DATE: 11/26/2024 TIME: 10:30 am  <b>DEADLINE FOR OBJECTIONS TO PLAN*: 11/12/2024</b> (*Debtor(s) must give at least 21 days' notice of response deadline and 35 days' notice of confirmation hearing. This notice initially must be served at least 14 days before the date first set for the 341(a) meeting. FRBP 2002(a)(9)&(b)(3), 3015(f), LBR 3015-1(b)(3), (d)(1) & (g)(1).)
Debtor(s).	

**NOTICE TO ALL CREDITORS AND OTHER INTERESTED PARTIES:**

- Debtor will seek approval of the attached Chapter 13 Plan (Plan) at the hearing listed above.
- ATTENTION: CREDITORS LIENHOLDERS LISTED ON EXHIBIT B ONLY:** The Plan proposes to modify your secured claims and liens without a separate motion. The Plan itself serves as that motion. Please note: (1) evidence (lien priorities, dollar amounts, etc.) must be attached to the copy of this notice served on you (not the copy served on everyone else), and (2) this notice and all exhibits must be served on you in compliance with FRBP 7004. If you contest modification of your lien then you must file a written response (with any required evidence) by the

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"FRBP" refers to the Federal Rules of Bankruptcy Procedure. "LBR" and "LBRs" refer to the Local Bankruptcy Rule(s) of this court.*

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deadline stated above, and appear at the preliminary hearing listed above. At the initial Plan confirmation hearing the judge may determine whether the proposed modification of your secured claim is permissible, or may set a continued hearing, which may be an evidentiary hearing if there are material undecided factual issues.

3. Debtor and Attorney for Debtor are required to appear at the Section 341(a) meeting of creditors; and all other interested parties are invited but not required to attend.
4. You should read these papers carefully and discuss them with your attorney, if you have one. *(If you do not have an attorney, you may wish to consult one.)*

**SECTION 341(A) MEETING LOCATIONS:**

- ☐ 915 Wilshire Boulevard, 10th Floor, Room 1, Los Angeles, CA
- ☒ 411 West Fourth Street, 1st Floor, Room 1-154, Santa Ana, CA
- ☐ 21041 Burbank Boulevard, 1<sup>st</sup> Floor, Suite 100, Woodland Hills, CA
- ☐ 1415 State Street, 1<sup>st</sup> Floor, Room 148, Santa Barbara, CA
- ☐ 3801 University Avenue, 1<sup>st</sup> Floor, Room 101, Riverside, CA

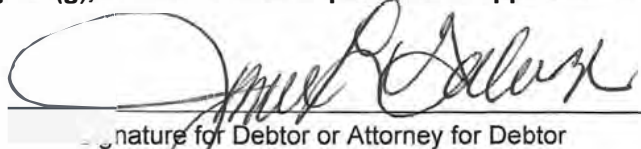
**PLAN CONFIRMATION HEARING LOCATION:**

- ☐ 255 East Temple Street, Los Angeles, CA
  - ☒ 411 West Fourth Street, Santa Ana, CA
  - ☐ 21041 Burbank Boulevard, Woodland Hills, CA
  - ☐ 1415 State Street, Santa Barbara, CA
  - ☐ 3420 Twelfth Street, Riverside, CA
- Courtroom: 5C Floor: 5

**OBJECTIONS TO PLAN:** If you object to the confirmation of the Chapter 13 Plan, you must file your objection in writing with the court and serve a copy of it on Debtor, the Attorney for Debtor, and the Chapter 13 Trustee before the deadline set forth above. Unless you timely file a written objection to the plan and appear at the Plan confirmation hearing, the court may treat your failure to do so as a forfeiture or waiver of your right to object to the Plan, and may approve the Plan.

**APPEARANCES OF THE DEBTOR AND ATTORNEY FOR DEBTOR ARE REQUIRED AT BOTH THE SECTION 341(a) MEETING AND THE CONFIRMATION HEARING.** If the Chapter 13 Trustee determines at the Section 341(a) meeting that the case is ready for Plan confirmation, the Chapter 13 Trustee may, but is not required to, stipulate that Debtor and counsel are excused from appearance at the Plan confirmation hearing (if the assigned judge permits the Chapter 13 Trustee to waive appearances). If the Chapter 13 Trustee determines at the Section 341(a) meeting that the case is NOT ready for Plan confirmation, the Chapter 13 Trustee may, but is not required to, continue the Section 341(a) meeting and/or to request the court to continue the Plan confirmation hearing to a later date. **Unexcused failure by the Debtor to appear at either the Section 341(a) meeting or the Plan confirmation hearing may result in dismissal of the case. The dismissal order may include a prohibition on being a debtor in any bankruptcy case for a period of 180 days pursuant to 11 U.S.C. § 109(g), or other remedies pursuant to applicable law.**

Date: 09/19/2024

  
\_\_\_\_\_  
Signature for Debtor or Attorney for Debtor  
Jamie Lynn Galliam  
\_\_\_\_\_  
Print name of law firm (if applicable)

**Attachments:**

**Exhibit A: copy of Plan**

**Exhibit B: Creditor Lienholders** (the Plan proposes to modify your secured claims without a separate motion)

**Exhibit C: Valuation evidence** (to be attached only to the copy of this notice served on affected creditor lienholders)

**EXHIBIT A**  
*(copy of Plan)*

<p>Attorney or Party Name, Address, Telephone &amp; FAX Numbers, State Bar Number &amp; Email Address JAMIE LYNN GALLIAN 16222 MONTEREY LANE SPACE 376 HUNTINGTON BEACH, CA 92649 (714)321-3449 JAMIEGALLIAN@GMAIL.COM</p> <p><input type="checkbox"/> Debtor appearing without attorney <input type="checkbox"/> Attorney for Debtor</p>	<p>FOR COURT USE ONLY</p>
<p style="text-align: center;"><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</b></p>	
<p>List all names (including trade names) used by Debtor within the last 8 years.</p> <p>In re: JAMIE LYNN GALLIAN</p> <p>Debtor(s).</p>	<p>CASE NUMBER: 8:24-BK-12267-SC CHAPTER 13</p> <p style="text-align: center;"><b>CHAPTER 13 PLAN</b></p> <p><input checked="" type="checkbox"/> Original <input type="checkbox"/> 1<sup>st</sup> Amended* <input type="checkbox"/> 2<sup>nd</sup> Amended* <input type="checkbox"/> ___ Amended*</p> <p>*list below which sections have been changed:</p> <p style="text-align: center;">[FRBP 3015(b); LBR 3015-1]</p> <p><b>11 U.S.C. SECTION 341(a) CREDITORS' MEETING:</b> <b>Date:</b> 10/22/2024 <b>Time:</b> 9:00 am <b>Address:</b> UNITED STATES RONALD REAGAN COURTHOUSE 411 W.FOURTH STREET SANTA ANA, CA 92701</p> <p><b>PLAN CONFIRMATION HEARING: [LBR 3015-1(d)]</b> <b>Date:</b> 11/26/2024 <b>Time:</b> 10:30 am <b>Address:</b> UNITED STATES RONALD REAGAN COURTHOUSE 411 W.FOURTH STREET SANTA ANA, CA 92701</p>
<p style="text-align: center;"><small>"Bankruptcy Code" and "11 U.S.C." refer to the United States Bankruptcy Code, Title 11 of the United States Code. "FRBP" refers to the Federal Rules of Bankruptcy Procedure. "LBR" and "LBRs" refer to the Local Bankruptcy Rule(s) of this court.</small></p>	

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## Part 1: PRELIMINARY INFORMATION

**TO DEBTOR (the term "Debtor" includes and refers to both spouses as Debtors in a joint bankruptcy case):** This Chapter 13 Plan (Plan) sets out options that may be appropriate in some cases, but the presence of an option in this Plan does not indicate that the option is appropriate, or permissible, in your situation. A Plan that does not comply with local rules and judicial rulings may not be confirmable. You should read this Plan carefully and discuss it with your attorney if you have one. If you do not have an attorney, you may wish to consult one.

**TO ALL CREDITORS:** This Plan is proposed by Debtor and your rights may be affected by this Plan. Your claim may be reduced, modified, or eliminated. You should read this Plan carefully and discuss it with your attorney if you have one. If you do not have an attorney, you may wish to consult one.

**PLEASE NOTE THAT THE PROVISIONS OF THIS PLAN MAY BE MODIFIED BY ORDER OF THE COURT.**

If you oppose this Plan's treatment of your claim or any provision of this Plan, you or your attorney must file a written objection to confirmation of the Plan at least 14 days before the date set for the hearing on confirmation. However, the amounts listed on a proof of claim for an allowed secured or priority claim control over any contrary amounts listed in the Plan. The Bankruptcy Court may confirm this plan without further notice if no objection to confirmation is filed. See FRBP 3015. In addition, you must file a timely proof of claim in order to be paid under any plan. See LBR 3015-1 and FRBP 3002(a).

Defaults will be cured using the interest rate set forth below in the Plan.

**The following matters may be of particular importance to you:**

**Debtor must check one box on each line to state whether or not this Plan includes each of the following items. If an item is checked as "Not included," if both boxes are checked, or neither box is checked, the item will be ineffective if set out later as a provision in this Plan.**

- 1.1 Valuation of property and avoidance of a lien on property of the bankruptcy estate, set out in Class 3B and/or Section IV (11 U.S.C. § 506(a) and (d)):  
☒ Included ☐ Not included
- 1.2 Avoidance of a judicial lien or nonpossessory, nonpurchase-money security interest, set out in Section IV (11 U.S.C. § 522(f)):  
☒ Included ☐ Not included
- 1.3 Less than full payment of a domestic support obligation that has been assigned to a governmental unit, pursuant to 11 U.S.C. §1322(a)(4). This provision requires that payments in Part 2 Section I.A. be for a term of 60 months:  
☐ Included ☒ Not included
- 1.4 Other Nonstandard Plan provisions, set out in Section IV:  
☐ Included ☒ Not included

**ALL CREDITORS ARE REQUIRED TO FILE A PROOF OF CLAIM IN ORDER TO HAVE AN ALLOWED CLAIM, EXCEPT AS PROVIDED IN FRBP 3002(a).** A Debtor whose Plan is confirmed may be eligible thereafter to receive a discharge of debts to the extent specified in 11 U.S.C. § 1328.

Regardless of whether this Plan treats a claim as secured or unsecured, any lien securing such claim is not avoided other than as provided by law or order of the court.

## Part 2: PLAN TERMS

Debtor proposes the following Plan terms and makes the following declarations:

### Section I. PLAN PAYMENT AND LENGTH OF PLAN

- A. Monthly Plan Payments will begin 30 days from the date the bankruptcy petition was filed. If the payment due date falls on the 29<sup>th</sup>, 30<sup>th</sup>, or 31<sup>st</sup> day of the month, payment is due on the 1<sup>st</sup> day of the following month (LBR 3015-1(k)(1)(A)).

Payments by Debtor of:

\$ 800.00 per month for months 1 through 36 totaling \$ 28,800.00.  
\$ 1000.00 per month for months 37 through 48 totaling \$ 12,000.00.  
\$ \_\_\_\_\_ per month for months \_\_\_\_\_ through \_\_\_\_\_ totaling \$ \_\_\_\_\_.  
\$ \_\_\_\_\_ per month for months \_\_\_\_\_ through \_\_\_\_\_ totaling \$ \_\_\_\_\_.  
For a total plan length of 36 months totaling \$ 40,800.00.

- B. Nonpriority unsecured claims.

The total amount of estimated non-priority unsecured claims is \$ 396,627.00.

1. Unless otherwise ordered by the court, after Class 1 through Class 4 creditors are paid, allowed nonpriority unsecured claims that are not separately classified (Class 5) will be paid *pro rata* per the option checked below. If both options below are checked, the option providing the largest payment will be effective.
  - a. ☒ **"Percentage" plan:** 0.00 % of the total amount of these claims, for an estimated total payment of \$ \_\_\_\_\_.
  - b. ☐ **"Residual" plan:** The remaining funds, after disbursements have been made to all other creditors provided for in this Plan, estimated to pay a total of \$ \_\_\_\_\_ and \_\_\_\_\_ % to claims in Class 5. The amount distributed to Class 5 claims may be less than the amount specified here depending on the amount of secured and priority claims allowed.
2. Minimum Plan payments. Regardless of the options checked above, payments on allowed nonpriority unsecured claims will be made in at least the greater of the following amounts:
  - a. the sum of \$ 0.00, representing the liquidation value of the estate in a hypothetical Chapter 7 case under 11 U.S.C. § 1325(a)(4), or
  - b. if Debtor has above-median income and otherwise subject to 11 U.S.C. § 1325(b), the sum of \$ \_\_\_\_\_, representing all disposable income payable for 60 months under the means test.
- C. Income tax refunds. Debtor will provide the Chapter 13 Trustee with a copy of each income tax return filed during the Plan term within 14 days of filing the return and, unless the Plan provides 100% payment to nonpriority unsecured creditors (Class 5), will turn over to the Chapter 13 Trustee all federal and state income tax refunds received for the term of the plan. The Debtor may retain a total of \$500 of the sum of the federal and state tax refunds for each tax year. Income tax refunds received by the debtor and turned over to the Chapter 13 Trustee or directly turned over to the Chapter 13 Trustee by the taxing authorities do not decrease the total amount of payments stated in Section I.A., above. The refunds are pledged to the plan in addition to the amounts stated in Section I.A. and can be used by the Chapter 13 Trustee to increase the percentage paid to general unsecured creditors without further order of the Bankruptcy Court.
- D. In the event that secured creditor(s) file a Notice of Postpetition Fees and Costs pursuant to FRBP 3002.1(c), the Chapter 13 Trustee is authorized, but not required, to commence paying those charges 90 days after that notice is filed, unless within that time the Debtor contests those charges by filing a motion to determine payment under FRBP 3002.1(e) or agrees to pay those charges by filing a motion to modify this Plan.



- E. Debtor must make preconfirmation adequate protection payments for any creditor that holds an allowed claim secured by personal property where such security interest is attributable to the purchase of such property and preconfirmation payments on leases of personal property whose allowed claim is impaired by the terms proposed in this Plan. Debtor must make preconfirmation adequate protection payments and preconfirmation lease payments to the Chapter 13 Trustee for the following creditor(s) in the following amounts:

Creditor/Lessor Name	Collateral Description	Last 4 Digits of Account #	Amount
-NONE-			

Each adequate protection payment or preconfirmation lease payment will accrue beginning the 30th day from the date of filing of the case. The Chapter 13 Trustee must deduct the foregoing adequate protection payment(s) and/or preconfirmation lease payment from Debtor's Plan Payment and disburse the adequate protection payment or preconfirmation lease payment to the secured creditor(s) at the next disbursement or as soon as practicable after the payment is received and posted to the Chapter 13 Trustee's account. The Chapter 13 Trustee will collect his or her statutory fee on all receipts made for preconfirmation adequate protection payments or preconfirmation lease payments.

- F. Debtor must not incur debt greater than \$1,000 without prior court approval unless the debt is incurred in the ordinary course of business pursuant to 11 U.S.C. §1304(b) or for medical emergencies.
- G. The Chapter 13 Trustee is authorized to disburse funds after the date Plan confirmation is announced in open court.
- H. Debtor must file timely all postpetition tax returns and pay timely all postconfirmation tax liabilities directly to the appropriate taxing authorities.
- I. Debtor must pay all amounts required to be paid under a Domestic Support Obligation that first became payable after the date of the filing of the bankruptcy petition.
- J. If the Plan proposes to avoid a lien of a creditor, the Chapter 13 Trustee must not disburse any payments to that creditor on that lien until the Plan confirmation order is entered.
- K. Debtor must pay all required ongoing property taxes and insurance premiums for all real and personal property that secures claims paid under the Plan.

## Section II. ORDER OF PAYMENT OF CLAIMS; CLASSIFICATION AND TREATMENT OF CLAIMS:

Except as otherwise provided in this Plan, the Chapter 13 Trustee must disburse all available funds for the payment of claims as follows:

### A. ORDER OF PAYMENT OF CLAIMS:

**1st** If there are Domestic Support Obligations, the order of priority will be:

- (a) Domestic Support Obligations and the Chapter 13 Trustee's fee not exceeding the amount accrued on Plan Payments made to date;
- (b) Administrative expenses (Class 1(a)) until paid in full;

If there are no Domestic Support Obligations, the order of priority will be:

- (a) The Chapter 13 Trustee's fee not exceeding the amount accrued on Plan Payments made to date;
- (b) Administrative expenses (Class 1(a)) until paid in full.

**2nd** Subject to the 1st paragraph, *pro rata* to all secured claims and all priority unsecured claims until paid in full except as otherwise provided in this Plan.

**3rd** Non-priority unsecured creditors will be paid *pro rata* except as otherwise provided in this Plan. No payment will be made on nonpriority unsecured claims until all the above administrative, secured and priority claims have been paid in full unless otherwise provided in this Plan.

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**B. CLASSIFICATION AND TREATMENT OF CLAIMS:**

CLASS 1			
ALLOWED UNSECURED CLAIMS ENTITLED TO PRIORITY UNDER 11 U.S.C. §507			
<p>Class 1 claims will be paid in full pro rata. Any treatment that proposes to pay claims in Class 1(a) or 1(b) less than in full must be agreed to in writing by the holder of each such claim and specifically addressed in Section IV.D.</p> <p>Unless otherwise ordered by the court, the claim amount stated on a proof of claim, and the dollar amount of any allowed administrative expense, controls over any contrary amount listed below.</p>			
CATEGORY	AMOUNT OF PRIORITY CLAIM	INTEREST RATE, if any	TOTAL PAYMENT
<b>a. Administrative Expenses</b>			
(1) Chapter 13 Trustee's Fee – estimated at 11% of all payments to be made to all classes through this Plan.			
(2) Attorney's Fees	\$ 0.00		\$ 0.00
(3) Chapter 7 Trustee's Fees	\$ 0.00		\$ 0.00
(4) Other			
(5) Other			
<b>b. Other Priority Claims</b>			
(1) Internal Revenue Service	\$ 0.00	0.00%	\$ 0.00
(2) Franchise Tax Board	\$ 0.00	0.00%	\$ 0.00
(3) Domestic Support Obligation	\$ 0.00	0.00%	\$ 0.00
(4) Other		0.00%	
<p><b>c. Domestic Support Obligations that have been assigned to a governmental unit and are not to be paid in full in the Plan pursuant to 11 U.S.C. §1322(a)(4) (this provision requires that payments in Part 2 Section I.A. be for a term of 60 months)</b></p> <p>(specify creditor name):</p>			
-NONE-		0.00%	0.00%
		0.00%	0.00%

☐ See attachment for additional claims in Class 1.



**CLASS 2**

**CLAIMS SECURED SOLELY BY PROPERTY THAT IS DEBTOR'S PRINCIPAL RESIDENCE  
ON WHICH OBLIGATION MATURES AFTER THE FINAL PLAN PAYMENT IS DUE**

Check one.

☒ None. If "None" is checked, the rest of this form for Class 2 need not be completed.

☐ Debtor will maintain and make the current contractual installment payments on the secured claims listed below, with any changes required by the applicable contract and noticed in conformity with any applicable rules. Unless otherwise ordered by the court, these payments will be disbursed either by the Chapter 13 Trustee or directly by Debtor, as specified below. Debtor will cure the prepetition arrearages, if any, on a listed claim through disbursements by the Chapter 13 Trustee, with interest, if any, at the rate stated.

The arrearage amount stated on a proof of claim controls over any contrary amount listed below.

NAME OF CREDITOR	LAST 4 DIGITS OF ACCOUNT NUMBER	AMOUNT OF ARREARAGE, IF ANY	INTEREST RATE	ESTIMATED MONTHLY PAYMENT ON ARREARAGE	ESTIMATED TOTAL PAYMENTS	POST- PETITION PAYMENT DISBURSING AGENT
			0.00%			<input type="checkbox"/> Trustee <input type="checkbox"/> Debtor
			0.00%			<input type="checkbox"/> Trustee <input type="checkbox"/> Debtor
			0.00%			<input type="checkbox"/> Trustee <input type="checkbox"/> Debtor

☐ See attachment for additional claims in Class 2.

**CLASS 3A**

**UNIMPAIRED CLAIMS TO BE PAID DIRECTLY BY DEBTOR**

Check one.

☒ None. If "None" is checked, the rest of this form for Class 3A need not be completed.

☐ Debtor will make regular payments, including any preconfirmation payments, directly to the following creditors in accordance with the terms of the applicable contract (Include Creditor Name and Last 4 Digits of Account Number):

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The claims of these creditors are unimpaired under the plan.

☐ See attachment for additional claims in Class 3A.

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CLASS 3B

**CLAIMS SECURED BY REAL OR PERSONAL PROPERTY WHICH ARE TO BE BIFURCATED  
AND PAID IN FULL DURING THE TERM OF THIS PLAN.**

Check one.

☒ **None.** If "None" is checked, the rest of this form for Class 3B need not be completed.

☐ Debtor proposes:

**Bifurcation of Claims - Dollar amounts/lien avoidance.** Except as provided below regarding bifurcation of claims into a secured part and an unsecured part, the claim amounts listed on a proof of claim control this Plan over any contrary amounts listed below.

- (a) Bifurcated claims - secured parts: Debtor proposes that, for the purposes of distributions under this Plan, the dollar amount of secured claims in this Class 3B should be as set forth in the column headed "Secured Claim Amount." For that dollar amount to be binding on the affected parties, either
- (i) Debtor must obtain a court order granting a motion fixing the dollar amount of the secured claim and/or avoiding the lien, or
  - (ii) Debtor must complete and comply with Part 2 Section IV.C., so that the Plan itself serves as such a motion; the "Included" boxes must be checked in Part 1 Paragraphs 1.1 and/or 1.2 (indicating that this Plan includes valuation and lien avoidance, and/or avoidance of a judicial lien or nonpossessory, nonpurchase-money lien in Section IV.C.); and this Plan must be confirmed - if any one of those conditions is not satisfied, then the claim will not be bifurcated into a secured part and an unsecured part pursuant to this sub-paragraph.
- (b) Bifurcated claims - unsecured parts: Any allowed claim that exceeds the amount of the secured claim will be treated as a nonpriority unsecured claim in Class 5 below.

NAME OF CREDITOR	LAST 4 DIGITS OF ACCOUNT NUMBER	CLAIM TOTAL	SECURED CLAIM AMOUNT	INTEREST RATE	ESTIMATED MONTHLY PAYMENT	ESTIMATED TOTAL PAYMENTS
				0.00%		
				0.00%		

☐ See attachment for additional claims in Class 3B.

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**CLASS 3C**

**CLAIMS SECURED BY REAL OR PERSONAL PROPERTY WHICH ARE TO BE PAID  
IN FULL DURING THE TERM OF THIS PLAN (WITHOUT BIFURCATION), INCLUDING CURE OF  
ARREARS, IF APPLICABLE.**

Check all that apply.

- ☒ **None.** If "None" is checked, the rest of this form for Class 3C need not be completed.
- ☐ Debtor proposes to treat the claims listed below as fully secured claims on the terms set forth below. These claims will not be bifurcated. The claim amounts listed on a proof of claim control this Plan over any contrary amounts listed below.

**IMPAIRED CLAIMS PAID THROUGH THE PLAN BY THE TRUSTEE**

NAME OF CREDITOR	LAST 4 DIGITS OF ACCOUNT NUMBER	CLAIM TOTAL	INTEREST RATE	ESTIMATED MONTHLY PAYMENT	ESTIMATED TOTAL PAYMENTS
			0.00%		

**CURE AND MAINTAIN CLAIMS**

**N/A** Debtor will maintain and make the current contractual installment payments (Ongoing Payments) on the secured claims listed below pursuant to the terms of the applicable contract, except as stated otherwise in this Plan. These payments will be disbursed either by the Chapter 13 Trustee or directly by Debtor, as specified below. Debtor will cure and pay the prepetition arrearages, if any, on a claim listed below through disbursements by the Chapter 13 Trustee, with interest, if any, at the rate stated. The dollar amount of arrearage stated on a proof of claim controls over any contrary amount listed below.

NAME OF CREDITOR	LAST 4 DIGITS OF ACCOUNT NUMBER	Cure of Default				
		AMOUNT OF ARREARAGE, IF ANY	INTEREST RATE	ESTIMATED MONTHLY PAYMENT ON ARREARAGE	ESTIMATED TOTAL PAYMENTS	ONGOING PAYMENT DISBURSING AGENT
			0.00%			<input checked="" type="checkbox"/> Trustee <input checked="" type="checkbox"/> Debtor

☐ See attachment for additional claims in Class 3C.

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**CLASS 3D**

**SECURED CLAIMS EXCLUDED FROM 11 U.S.C. §506**

Check one.

☒ **None.** If "None" is checked, the rest of this form for Class 3D need not be completed.

☐ The claims listed below were either:

1. Incurred within 910 days before the petition date and secured by a purchase money security interest in a motor vehicle acquired for the personal use of Debtor, or
2. Incurred within 1 year of the petition date and secured by a purchase money security interest in any other thing of value.

These claims will be paid in full under this Plan with interest at the rate stated below. The claim amount stated on a proof of claim controls over any contrary amount listed below.

NAME OF CREDITOR	LAST 4 DIGITS OF ACCOUNT NUMBER	CLAIM TOTAL	INTEREST RATE	ESTIMATED MONTHLY PAYMENT	ESTIMATED TOTAL PAYMENTS
			0.00%		
			0.00%		
			0.00%		

☐ See attachment for additional claims in Class 3D.

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**CLASS 4**

**OTHER CLAIMS ON WHICH THE LAST PAYMENT ON A CLAIM IS DUE  
AFTER THE DATE ON WHICH THE FINAL PLAN PAYMENT IS DUE,  
WHICH ARE PROVIDED FOR UNDER 11 U.S.C. §1322(b)(5)**

Check one.

☒ None. If "None" is checked, the rest of this form for Class 4 need not be completed.

☐ Debtor will maintain and make the current contractual installment payments (Ongoing Payments) on the secured claims listed below pursuant to the terms of the applicable contract, except as stated otherwise in this Plan. These payments will be disbursed either by the Chapter 13 Trustee or directly by Debtor, as specified below. Debtor will cure and pay the prepetition arrearages, if any, on a claim listed below through disbursements by the Chapter 13 Trustee, with interest, if any, at the rate stated. The dollar amount of arrearage stated on a proof of claim controls over any contrary amount listed below.

NAME OF CREDITOR	LAST 4 DIGITS OF ACCOUNT NUMBER	Cure of Default				
		AMOUNT OF ARREARAGE, IF ANY	INTEREST RATE	ESTIMATED MONTHLY PAYMENT ON ARREARAGE	ESTIMATED TOTAL PAYMENTS	ONGOING PAYMENT DISBURSING AGENT
			0.00%			<input type="checkbox"/> Trustee <input type="checkbox"/> Debtor
			0.00%			<input type="checkbox"/> Trustee <input type="checkbox"/> Debtor
			0.00%			<input type="checkbox"/> Trustee <input type="checkbox"/> Debtor

☐ See attachment for additional claims in Class 4.

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**CLASS 5A**

**NON-PRIORITY UNSECURED CLAIMS NOT SEPARATELY CLASSIFIED**

Allowed nonpriority unsecured claims not separately classified must be paid pursuant to Section I.B. above.

**SEPARATE CLASSIFICATION:**

*Check all that apply if Debtor proposes any separate classification of nonpriority unsecured claims.*

☒ **None.** If "None" is checked, the rest of this form for Class 5 need not be completed.

**CLASS 5B**

☐ **Maintenance of payments.** Debtor will maintain and make the contractual installment payments on the unsecured claims listed below on which the last payment is due after the final Plan payment. The contractual installment payments will be disbursed by Debtor.

NAME OF CREDITOR	LAST 4 DIGITS OF ACCOUNT NUMBER	INTEREST RATE	ESTIMATED MONTHLY PAYMENT	ESTIMATED TOTAL PAYMENTS
		0.00%		
		0.00%		

**CLASS 5C**

☐ **Other separately classified nonpriority unsecured claims.**

NAME OF CREDITOR	LAST 4 DIGITS OF ACCOUNT NUMBER	AMOUNT TO BE PAID ON THE CLAIM	INTEREST RATE	ESTIMATED TOTAL AMOUNT OF PAYMENTS
			0.00%	
			0.00%	

☐ See attachment for additional claims in Class 5.

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**CLASS 6**

**SURRENDER OF COLLATERAL**

Check one.

☒ **None.** If "None" is checked, the rest of this form for Class 6 need not be completed.

☐ Debtor elects to surrender to each creditor listed below the collateral that secures the creditor's claim. Debtor requests that upon confirmation of the Plan the stay under 11 U.S.C. § 362(a) be terminated as to the collateral only and that the stay under 11 U.S.C. § 1301 be terminated in all respects. Any allowed unsecured claim resulting from the disposition of the collateral will be treated in Class 5 above.

Creditor Name:	Description:

☐ See attachment for additional claims in Class 6.

**CLASS 7**

**EXECUTORY CONTRACTS AND UNEXPIRED LEASES**

Any executory contracts or unexpired leases not listed below are deemed rejected.

Check one.

☐ **None.** If "None" is checked, the rest of this form for Class 7 need not be completed.

☒ The executory contracts and unexpired leases listed below are treated as specified (identify the contract or lease at issue and the other party(ies) to the contract or lease):

Creditor Name: HOUSER BROS CO. DBA RANCHO DEL REY MOBILEHOME EST AND BS INVESTORS, LP

Description: SPACE 376 LPT 891-569-62

☐ Rejected

☒ Assumed; cure amount (if any): \$ 0.00,  
to be paid over \_\_\_\_\_ months

Creditor Name: \_\_\_\_\_

Description: \_\_\_\_\_

☐ Rejected

☐ Assumed; cure amount (if any): \$ \_\_\_\_\_,  
to be paid over \_\_\_\_\_ months

Payments to be cured within \_\_\_\_\_ months of filing of the bankruptcy petition. All cure payments will be made through disbursements by the Chapter 13 Trustee.

☐ See attachment for additional claims in Class 7.

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

### Section III. PLAN SUMMARY

CLASS 1a	\$ 0.00
CLASS 1b	\$ 0.00
CLASS 1c	\$ 0.00
CLASS 2	\$ 0.00
CLASS 3B	\$ 0.00
CLASS 3C	\$ 0.00
CLASS 3D	\$ 0.00
CLASS 4	\$ 0.00
CLASS 5A	\$ 0.00
CLASS 5C	\$ 0.00
CLASS 7	\$ 0.00
SUB-TOTAL \$40,800.00	\$12,000.00 + \$ 28,800.00
CHAPTER 13 TRUSTEE'S FEE \$4,488.00 (Estimated 11% unless advised otherwise)	\$1,320.00 + \$ 3,168.00
TOTAL PAYMENT \$45,288.00	\$13,320.00 + \$ 31,968.00

### Section IV. NON-STANDARD PLAN PROVISIONS

☐ None. If "None" is checked, the rest of Section IV need not be completed.

Pursuant to FRBP 3015(c), Debtor must set forth all nonstandard Plan provisions in this Plan in this separate Section IV of this Plan and must check off the "Included" box or boxes in Paragraphs 1.1, 1.2, 1.3 and/or 1.4 of Part 1 of this Plan. Any nonstandard Plan provision that does not comply with these requirements is **ineffective**. A nonstandard Plan provision means any Plan provision not otherwise included in this mandatory Chapter 13 Plan form, or any Plan provision deviating from this form.

The nonstandard Plan provisions seeking modification of liens and security interests address only those liens and security interests known to Debtor, and known to be subject to avoidance, and all rights are reserved as to any matters not currently known to Debtor.

- ☒ A. Debtor's Intent to File Separate Motion to Value Property Subject to Creditor's Lien or Avoid Creditor's Lien [11 U.S.C. § 506(a) and (d)]. Debtor will file motion(s) to value real or personal property of the bankruptcy estate and/or to avoid a lien pursuant to 11 U.S.C § 506(a) and (d), as specified in **Attachment A**.
- ☒ B. Debtor's Intent to File Separate Motion to Avoid Creditor's Judicial Lien or Nonpossessory, Nonpurchase Security Interest [11 U.S.C. § 522(f)]. Debtor will file a Motion to avoid a judicial lien or nonpossessory, nonpurchase-money security interest, on real or personal property of the bankruptcy estate listed below pursuant to 11 U.S.C § 522(f). If the court enters an order avoiding a lien under 11 U.S.C. § 522(f), the Chapter 13 Trustee will not pay any claim filed based on that lien as a secured claim.

Name of Creditor Lienholder/Service: Huntington Beach Gables Homeowners Association

Description of lien and collateral (e.g., 2<sup>nd</sup> lien on 123 Main St.): \_\_\_\_\_

Name of Creditor Lienholder/Service: \_\_\_\_\_

Description of lien and collateral (e.g., 2<sup>nd</sup> lien on 123 Main St.): Abstract Money Judgments to be avoided; 2018000435011; 2018000467142; 2019000165259; 2019000

☐ See attachment for any additional liens and security interests to be avoided by separate 11 U.S.C. § 522(f) motion.

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.



- ☐ C. Debtor's Request in this Plan to Modify Creditor's Secured Claim and Lien. Debtor proposes to modify the following secured claims and liens in this Plan without a separate motion or adversary proceeding - this Plan will serve as the motion to value the collateral and/or avoid the liens as proposed below. **To use this option, Debtor must serve this Plan, LBR Form F 3015-1.02.NOTICE.341.LIEN.CONFRM and all related exhibits as instructed in that form. Note: Not all Judges will grant motions to value and/or avoid liens through this Plan. Please consult the specific Judge's Instructions/Procedures on the court's website for more information.**

**DEBTOR'S REQUEST TO MODIFY CREDITOR'S SECURED CLAIM AND LIEN**  
**TO CREDITOR LIENHOLDER/SERVICER \_\_\_\_\_**

- ☐ Real property collateral (street address and/or legal description or document recording number, including county of recording):

*(attach page with legal description of property or document recording number as appropriate).*

- ☐ Other collateral (add description such as judgment date, date and place of lien recording, book and page number):

- ☐ 11 U.S.C. § 522(f) – Debtor seeks avoidance of your lien(s) on the above described collateral effective immediately upon issuance of the order confirming this Plan.

- ☐ 11 U.S.C. § 506(a) and (d) – Debtor seeks avoidance of your lien(s) on the above described collateral that will be effective upon the earliest to occur of either payment of the underlying debt determined under nonbankruptcy law or one of the following:

*(check all that apply and see LBR Form F 4003-2.4.ORDER.AFTERDISCH):*

- ☐ (1) discharge under 11 U.S.C. § 1328, or

- ☐ (2) Upon completion of all Plan payments.

Value of collateral: .....\$ \_\_\_\_\_

Liens reducing equity (to which subject lien can attach):

\$ \_\_\_\_\_ + \$ \_\_\_\_\_ + \$ \_\_\_\_\_ = \$ \_\_\_\_\_ )

Exemption (only applicable for lien avoidance under 11 U.S.C. § 522(f)): .....(\$ \_\_\_\_\_)

**Wherefore, Debtor requests that this court issue an order granting the foregoing property valuation and/or lien avoidance of the above-listed creditor on the above-described collateral in the form Attachment B, C and/or D to this Plan, as applicable. (Debtor must use and attach a separate Attachment B, C and/or D which are also mandatory court forms for modification of each secured claim and lien.)**

Amount of remaining secured claim (negative results should be listed as \$-0-): .....\$ \_\_\_\_\_

*Note: See other parts of this Plan for the proposed treatment of any remaining secured claim (generally Class 3).*

- ☐ See attachment(s) for additional request(s) to modify secured claims and liens by this Plan.



☐ D. Other Non-Standard Plan Provisions (use attachment, if necessary):

#### V. REVESTING OF PROPERTY

Property of the bankruptcy estate will not revert in Debtor until a discharge is granted or the case is dismissed or closed without discharge. Revesting will be subject to all liens and encumbrances in existence when the case was filed, except those liens avoided by court order or extinguished by operation of law. In the event the case is converted to a case under Chapter 7, 11, or 12 of the Bankruptcy Code, the property of the estate will vest in accordance with applicable law. After confirmation of this Plan, the Chapter 13 Trustee will not have any further authority or fiduciary duty regarding use, sale, or refinance of property of the estate except to respond to any motion for proposed use, sale, or refinance as required by the LBRs. Prior to any discharge or dismissal, Debtor must seek approval of the court to purchase, sell, or refinance real property.

**By filing this document, the Attorney for Debtor, or Debtor if not represented by an attorney, also certify(ies) that the wording and order of the provisions in this Plan are identical to those contained in the Central District of California Chapter 13 Plan other than any nonstandard Plan provisions included in Section IV.**

Date: 09/19/2024

\_\_\_\_\_  
Attorney for Debtor

\_\_\_\_\_  
/S/ JAMIE LYNN GALLIAN  
Debtor 1



\_\_\_\_\_  
Debtor 2

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**ATTACHMENT A to Chapter 13 Plan/Confirmation Order**  
**(11 U.S.C. §§ 506: valuation/lien avoidance by separate motion(s))**

☐ **None.** If "None" is checked, the rest of this Attachment A need not be completed.

NOTE\*\*\*MOTION 522(F) FILED IN CH. 7 Case No. 8:21-BK-11710-SC ON 8/27/24. DECLARATION FILED NO PARTY REQUESTED  
A HEARING FILED ON 09/10/2024. THERE IS NO SECURITY AGREEMENT BETWEEN J-SANDCASTLE CO AND J-PAD LLC.

**1. Creditor Lienholder/Servicer:** J-PAD, LLC/JEFFREY I GOLDEN-CH. 7 TRUSTEE J-Pad was Cancelled CA SOS 11/22/21

**Subject Lien** (e.g., 2<sup>nd</sup> Lien on 123 Main St.): A PROMISSORY NOTE DESCRIBED PERSONAL PROPERTY Collateral

AS 2014 SKYLINE MANUFACTURED HOME AS LBM 1081; SERIAL NO. AC7V710394GB/GA. LOT/PAD under home IS LEASED.  
THERE IS NO TRUST DEED RECORDED FOR THE REAL PROPERTY "PAD" KNOWN AS SPACE 376, APN 178-011-16.

**2. Creditor Lienholder/Servicer:** \_\_\_\_\_

**Subject Lien** (e.g., 3<sup>rd</sup> Lien on 123 Main St.): \_\_\_\_\_

**3. Creditor Lienholder/Servicer:** \_\_\_\_\_

**Subject Lien** (e.g., 4<sup>th</sup> Lien on 123 Main St.): \_\_\_\_\_

**4. Creditor Lienholder/Servicer:** \_\_\_\_\_

**Subject Lien** (e.g., 2<sup>nd</sup> Lien on 456 Broadway): \_\_\_\_\_

**5. Creditor Lienholder/Servicer:** \_\_\_\_\_

**Subject Lien** (e.g., 3<sup>rd</sup> Lien on 456 Broadway): \_\_\_\_\_

**6. Creditor Lienholder/Servicer:** \_\_\_\_\_

**Subject Lien** (e.g., 4<sup>th</sup> Lien on 456 Broadway): \_\_\_\_\_

**7. Creditor Lienholder/Servicer:** \_\_\_\_\_

**Subject Lien** (e.g., 2<sup>nd</sup> Lien on 789 Crest Ave.): \_\_\_\_\_

**8. Creditor Lienholder/Servicer:** \_\_\_\_\_

**Subject Lien** (e.g., 3<sup>rd</sup> Lien on 789 Crest Ave.): \_\_\_\_\_

**9. Creditor Lienholder/Servicer:** \_\_\_\_\_

**Subject Lien** (e.g., 4<sup>th</sup> Lien on 789 Crest Ave.): \_\_\_\_\_

(Attach additional pages for more liens/provisions.)

**CERTIFICATION:** I have prepared this attachment (including any additional pages) for use by the Chapter 13 Trustee.  
I certify under penalty of perjury under the laws of the United States of America that the information provided in this  
attachment is accurate to the best of my knowledge after reasonable inquiry, and I acknowledge that the Chapter 13  
Trustee has no duty to verify the accuracy of that information.

Executed on (date) 09/16/2024

Printed Name JAMIE LYNN GALLIAN

Signature:  /S/JAMIE LYNN GALLIAN

☐ Attorney for Debtor or ☒ Debtor appearing without attorney

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.



## TAX CLEARANCE CERTIFICATE

☒ Mobile Home

☐ Floating Home

COUNTY OF ORANGE

SERIAL NUMBER/HULL NUMBER AC7V710394GB/ AC7V710394GA	DECAL NUMBER/CF NUMBER LBM1081
LOCATION OF HOME 16222 MONTEREY LN 376 HUNTINGTON BEACH	ASSESSOR'S PARCEL NUMBER 891-569-62
CURRENT REGISTERED OWNER RYAN, LISA T 16222 MONTEREY LN SPC 376 HUNTINGTON BEACH CA 92649	APPLICANT J-SANDCASTLE CO, LLC 16222 MONTEREY LN #376 HUNTINGTON BEACH CA 92649

I hereby certify that the following has been paid:

- ☐ Delinquent license fees
- ☒ Property taxes applicable to the home identified above through the fiscal year 2018-2019
- ☒ A security deposit for payment of the property taxes for the fiscal year 2019-2020
- ☒ No taxes due or payable at this time.

There may be a supplemental assessment not covered by this "Tax Clearance Certificate" which may create an additional bill.

THIS CERTIFICATE IS VOID ON AND AFTER JANUARY 15, 2019.

Executed on November 16, 2018 at Santa Ana.  
Treasurer-Tax Collector for Orange County, State of California.

Issued on November 16, 2018

(Signature)



STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS  
REGISTRATION AND TITLING PROGRAM



NOV 6 2018

NOTICE OF APPLICATION RECEIVED

Additional information regarding this notice appears  
on the reverse side of this form.

J- Sandcastle Co. LLC  
16222 Monterey Ln #376  
Huntington Beach CA  
92649

DECAL
LB171081
SERIAL NUMBER(S)
ACTV710394GB/GH
TRADE NAME
CLUBHOUSE VILLAGE
STICKER NUMBER

HCD 684.6 (REV 11/82)

Your transaction for this unit is being processed at this time. The decal enclosed must be affixed to the unit according to the instructions which appear on the reverse side of the decal.

The Certificate of Title and/or Registration Card will be mailed to you under a separate cover.

STATE OF CALIFORNIA  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS



CASH RECEIPT

Customer: <i>J-Sandcastle Co, LLC</i> <i>JAMIE L GALLIAN, IT'S MANAGER</i> 16222 MONTEREY LN SPACE # 376 HUNTINGTON BEACH, CA 92649	Date Received	11/16/2018
	Media #	
	Amount	\$101.00

DATE	DTN	REFERENCE	AMOUNT DUE
11/16/2018	10670236 - R/O Transfer - Private Sale	LBM1081	\$101.00
		Previously Paid:	\$0.00
		Paid Today:	\$101.00

OTHER DTNS

*Will receive mail 6 months  
from Sacramento  
to address at above*

STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

CERTIFICATE OF TITLE

Manufactured Home

Decal No: LBM1081

Manufacturer ID/Name		Trade Name		Model		DOM		DFS		RY		Exp. Date							
90002 SKYLINE HOMES INC		CUSTOM VILLA				05/29/2014		07/28/2014											
Serial Number		Label/Insignia Number		Weight		Length		Width		SPC		SCC		Exempt		Use		Type	
AC7V710394GB		PFS1130281		22,383		56'		15' 2"				30				SFD		LPT	
AC7V710394GA		PFS1130282		25,068		60'		15' 2"											
												Issued Sep 10, 2014		Total Fees Paid \$91.00					

Addressee

LISA T RYAN  
16222 MONTEREY LN 376  
HUNTINGTON BEACH, CA 92649

Registered Owner(s)

LISA T RYAN  
16222 MONTEREY LN 376  
HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN 376  
HUNTINGTON BEACH, CA 92649



IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT.  
THE CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 8169431

NOV 16 2018

09102014 - 244

10670296

✓  
a  
Pub



State of California  
Department of Housing and Community Development  
Division of Codes and Standards  
Registration and Titling Program  
P.O. Box 21111, Sacramento, CA 95812-2111  
(916) 323-9224 / (800) 952-8356  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



### MULTI-PURPOSE TRANSFER FORM

PLEASE COMPLETE ONLY THE SECTIONS THAT APPLY AND SIGN BOTTOM OF FORM

#### UNIT DESCRIPTION

Decal (License) No.(s): LBM 1081 Serial No.(s): AC7V710394GB/AC7V710394GA

#### SMOKE DETECTOR AND CARBON MONOXIDE CERTIFICATION

I/We, the undersigned, hereby state that the manufactured home, mobilehome, or multifamily manufactured home described above is equipped with a properly working, operable smoke detector in accordance with California Health and Safety Code Section 18029.6 and a carbon monoxide detector in accordance to California Residential Code Section R315.

☒ YES ☐ NO

#### PARK PURCHASE FEE EXEMPTION

The registered owner of the above-described manufactured home/mobilehome that is located on private property owned by the registered owner is exempt from payment of the \$5 Park Purchase Fund (PPF) fee (Health and Safety Code Section 18114.1). If you feel you qualify for the exemption, complete the following questions:

- Do you (the registered owner) own your manufactured home/mobilehome? ☒ YES ☐ NO
- Do you (the registered owner) own the land your manufactured home/mobilehome is located on? ☐ YES ☒ NO

#### DESIGNATION OF CO-OWNER TERM

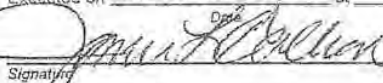
We request the Department of Housing and Community Development to register our ownership interest in the unit described above with the following co-owner term: (READ CAREFULLY AND CHECK ONE BOX.)

- ☐ JTRS (Joint Tenants with Right of Survivorship): Upon the death of a joint tenant, the interest of the deceased party passes to the surviving joint tenant. The signature of each joint tenant is required to transfer or encumber the title.
- ☐ TENCOM AND (Tenants in Common with the names joined by the word AND): Each tenant in common may transfer his or her individual interest without the signature of the other tenant(s) in common. The signature of each tenant in common is required to transfer full interest in the unit to a new registered owner or to encumber the title.
- ☐ TENCOM OR (Tenants in Common with the names joined by the word OR): Any one of the tenants in common may transfer full ownership interest in the unit to a new registered owner without the signature of the other tenant(s) in common. The signature of each tenant in common is required to encumber the title.
- ☐ COMPRO (Community Property): A unit may be registered as community property in the names of a husband and wife. The signature of each spouse is required to transfer full interest in the unit or encumber the title.
- ☐ COMPRORS (Community Property with Right of Survivorship): A unit may be registered as community property in the names of a husband and wife. At the death of one spouse, the decedent's community property interest passes to the surviving spouse without administration. The signature of each spouse is required to transfer full interest in the unit or encumber the title.

I/We further agree to indemnify and save harmless the Director of the State of California, Department of Housing and Community Development, and subsequent purchasers of said unit, for any loss they may suffer resulting from registration of the above described unit in California, or from, issuance of a California Certificate of Title covering the same.

I/We certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on November 16, 2018 Riverside, CA

  
Signature

City \_\_\_\_\_ State \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

PHONE #: 714-321-3449

E-MAIL ADDRESS: jamiegallian@gmail.com

Decal (License) No.(s): LBM 1081

Serial No.(s): AC7V710394GB/AC7V710394GA

**DECLARATION OF INSTALLATION OF WATER HEATER SEISMIC BRACING**

I/We the undersigned hereby state that all fuel gas-burning water heater appliances in the manufactured home, mobilehome, or multifamily manufactured housing described above are seismically braced, anchored, or strapped in accordance with Health and Safety Code Section 18031.7 and Part 5 of Title 24 of the California Code of Regulations.

☒ YES ☐ NO ☒ Electric water heater is installed per  
manufacturer's instructions.

**SIGNATURE ON FRONT SIDE IS CERTIFICATION FOR THIS SECTION**

**REASON FOR USE TAX AND/OR MOBILEHOME RECOVERY FUND FEE EXEMPTION**

Check appropriate box(es):

- ☐ The above-described unit was a gift. All rights and interest of ownership were transferred without exchange or money or other valuable consideration.
- ☐ The above-described unit has been acquired from: parents, spouse, grandparent(s), grandchild, child, brother(s)\*, sister(s)\*
- ☐ The name of a show relationship is being ☐ ADDED ☐ DELETED to the record.
- ☐ The above-described unit was received as the result of an inheritance.
- ☐ Transfer of the above-described unit is being made pursuant to a court order.
- ☐ The transfer of the unit is being made to a revocable trust which (1) the seller has an unrestricted power to revoke the trust, (2) the transfer does not result in any change in the beneficial ownership of the property, (3) the trust provides that upon revocation of the trust the property will revert wholly to the seller, and (4) the only consideration for the transfer is the assumption by the trust of an existing loan for which the tangible personal property being transferred is the sole collateral for the assumed loan.

\*NOTE: A sale between brother(s) or sister(s) is subject to use tax unless both are minors. If minors, check here: ☐

**SIGNATURE ON FRONT SIDE IS CERTIFICATION FOR THIS SECTION**

**DESIGNATION OF TRUST**

I/We, the undersigned trustee(s), hereby state that the unit described above has been placed into a trust. This Declaration of Trust is dated \_\_\_\_\_.

In compliance with Section 18080.1(b) of the California Health and Safety Code, I/We as trustee(s) hereby request the unit described above be registered as shown below. I/We acknowledge that the Department's permanent title record and the titling documents for the unit will reflect the information as shown below.

*Print Name of the Trust. This is how the name of the Trust will appear on title.*

I/We as trustee(s) agree(s) to notify and make application with the Department of Housing and Community Development to appropriately amend the permanent registration and titling record immediately upon any change to the original trust agreement described herein by submitting this form along with all appropriate documents, fees or any other needed items to the Department.

I/We as trustee(s) further agree(s) to indemnify and save harmless the Director of the Department of Housing and Community Development, and subsequent purchasers of said unit, for any loss they may suffer resulting from registration of the above described unit in California and from issuance of a California Certificate of Title covering the same.

I/We certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on \_\_\_\_\_ at \_\_\_\_\_  
Date City State

Trustee Signature(s): \_\_\_\_\_

Street Address or P.O. Box \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_



Reg#9 11/16/2018 Trans #52384  
cdascenzo 12:20 PM Location: 100  
TTC G-58

## RECEIPT

OFFICE OF THE TREASURER-TAX COLLECTOR  
SHARI L. FREIDENRICH, CPA  
625 N. ROSS STREET, BLDG 11, SANTA ANA  
(714) 834-3411 ttcinfo@ttc.ocgov.com

Daily Bank Deposit ID 11-16-18

APN \ TDH \ REF: 0813460.  
Property Address: 16222 MONTEREY 376 HUNTINGTON BEACH  
Tax Year:  
Bill Type: 03 - UNS  
Installment #: 1  
Insecured Tax \$1,634.54

SUB TOTAL: \$1,634.54  
TOTAL DUE: \$1,634.54  
CHECK \$1,634.54

Account Number XXXXXXXXXXXX6018  
Check # 2670  
Routing Number 271081528

PAY ONLINE WITH YOUR BANK ACCOUNT  
AT NO COST AT [ocgov.com/octaxbill](http://ocgov.com/octaxbill)  
PRINT OR GET YOUR RECEIPT BY EMAIL.  
THANK YOU

TOR

Shari Anna  
Friday  
11/16/2018

PROPERTY TAX  
30, 2019

TAX COLLECTOR (TC) REFERENCE NO.

PAGE 1  
STATEMENT AS OF

0813460

11/16/2018

## TAX BILL SUMMARY

### UNPAID ASSESSMENT SUMMARY

ANY DELINQUENT ASSESSMENTS ARE SUBJECT TO IMMEDIATE ENFORCEMENT ACTIONS. SEE PARAGRAPH 12 ON THE BACK FOR MORE INFORMATION.

TOTAL AMOUNT DUE BY 11/30/18:

\$1,634.54

PROPERTY AFTER JANUARY 1 DOES NOT RELIEVE ASSESSEE FROM PAYING THIS BILL

### PROPERTY OR ED TO THE

14) 834-2930  
14) 834-2772  
14) 834-2930

n/assessor

### IMPORTANT INFORMATION

The owner on the Lien Date is responsible for payment of this bill in full. The sale, closure, removal or other disposal of the assessed property after January 1, 2018 does not relieve the assessee of responsibility for the taxes due. The bill will not be prorated for partial ownership.

A Tax Lien will be recorded against the owner, and a recording fee will be charged, if payment is delinquent. A TAX LIEN MAY AFFECT YOUR CREDIT RATING. A 10% penalty and a fee of \$75 per assessment, plus additional penalties of 1.5% per month, will be added.

A Tax Lien may be enforced by seizure and/or sale of personal property including bank accounts, income tax refunds or other interests. Registration holds at the DMV will prevent vessel registration until a delinquency is cleared.

### ASSESSMENT

### ASSESSED VALUES (A/V)

### TAX YEAR

### TAX TYPE & RATE

### AMOUNT

### MENTS:

	BASE TAX AMOUNT	INTEREST & PENALTIES	FEES	AMOUNT PAID	BALANCE DUE
#: 901018	1,300.90	250.64	83.00		1,634.54
(VE TAX YEAR: 2017					
HUNTINGTON BEACH					
ER					
: 18-00427461					
TOTALS:	1,300.90	250.64	83.00		1,634.54



12710  
Holland Clark

Pd CK #2672

**State of California**  
BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS  
REGISTRATION AND TITLING PROGRAM  
PO Box 2111 Sacramento CA 95812-2111  
1 800 952-8356  
www.hcd.ca.gov



**NOTICE OF SALE OR TRANSFER**

**ATTENTION: THIS FORM IS TO BE USED ONLY WHEN YOU SELL OR TRANSFER YOUR MOBILEHOME OR COMMERCIAL COACH. AT THAT TIME COMPLETE, SIGN, AND RETURN TO THE ADDRESS STATED ABOVE TO REPORT THE CHANGE OF OWNERSHIP.**

**SECTION I:** Enter the following information that describes your unit: Decal/License plate number(s), Serial(s) number, and Trade name of Unit.

**SECTION II:** Enter the sale price and the date of sale/transfer including the month, day, and year.

**SECTION III:** Enter the full name and mailing address of the new owner/buyer(s).

**SECTION IV:** Enter date, city, and state indicating where and when this form is being executed. SELLER(S) MUST SIGN and print their names(s).

SECTION I. DESCRIPTION OF UNIT		
Decal Number(s)	Serial Number(s)	Trade Name
LBM1081	AC7V710394GB AC74710394GA	Custom Villa

**SECTION II. SALE OR TRANSFER INFORMATION**

For the sum of \$ 225,000 the receipt of which is hereby acknowledged, I/we did sell, transfer and deliver to the purchaser/owner named below, on 11-1-18 my/our right title and interest in the unit described above.  
Date of Transfer

**SECTION III. NAME OF PURCHASER/NEW OWNER:**

Name: J-Soundcastle Co, LLC  
Address: 5782 PINON Dr ITS MANAGER JAMIE L. BAILIAN  
City: Huntington Bch State: CA Zip Code: 92649

**SECTION IV. CERTIFICATION AND RELEASE**

I/we certify under penalty of perjury under the laws of the State of California that: 1) I/We are the lawful owner(s) of the unit, and 2) I/We have the right to sell it, and 3) I/We guarantee and will defend the title to the unit against the claims and demands of any and all persons arising prior to this date, and 4) the unit is free of all liens and encumbrances.

I/We certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed On 11/1/2018 at Huntington Beach CA  
Date City State  
Signature of Sellers: [Signature] [Signature] 11/15/2018  
Printed Name: LISA T RYAN

**CHASE** **DEPOSIT/DEPOSITO**

Today's Date/Fecha 11-7-18

Customer Name (Please Print)/Nombre del cliente (en letra de molde) J- Sandcastle Co, LLC

Sign Here (If cash is received from this deposit)/  
Firme aquí (si recibe efectivo de este depósito) X

Start your account number here/  
Emplee su número de cuenta aquí 351897860

CASH/EFECTIVO 175000.00

CHECK/CHEQUE

TOTAL FROM OTHER SIDE/TOTAL DEL REVERSO

SUBTOTAL

LESS CASH/MEHOS EFECTIVO RECIBIDO

TOTAL \$ 175000.00

CHASE LIQUID ☐

R/T 500001020

DEPOSIT/DEPOSITO

0980092148 500001020

**CHASE** **CASHIER'S CHECK**

Remitter: JAMIE L GALLIAN

Date: 11/07/2018

Pay To The J SANDCASTLE CO LLC

Order Of:

Pay: ONE HUNDRED SEVENTY FIVE THOUSAND DOLLARS AND 00 CENTS

\$\*\* 175,000.00 \*\*

Drawer: JPMORGAN CHASE BANK, N.A.

Sol Gindl, Chief Administrative Officer  
JPMorgan Chase Bank, N.A.  
Phoenix, AZ

1085245498

1085245498 222100024 806002234

**WARNING - DO NOT CASH CHECK WITHOUT NOTING WATERMARK. PHOTOGRAPH TO VERIFY WATERMARK.**

**CREATED TO ACCOUNT OF**

**X WITHIN LIMITED PAYEE**

**JPMorgan Chase Bank, N.A.**

**DO NOT WRITE / NO SEÑAL BELOW THIS LINE**

**1380473863**





**Terms and Conditions (Remitter and Payee):**

- \* Please keep this copy for your record of the transaction
- \* The laws of a specific state will consider these funds to be "abandoned" if the Cashier's Check is not cashed by a certain time
  - Please cash/deposit this Cashier's Check as soon as possible to prevent this from occurring
  - In most cases, the funds will be considered "abandoned" before the "Void After" Date
- \* Placing a Stop Payment on a Cashier's Check
  - Stop Payment can only be placed if the Cashier's Check is lost, stolen, or destroyed
  - We may not re-issue or refund the funds after the stop payment has been placed until 90 days after the original check was issued
- \* Please visit a Chase branch to report a lost, stolen, or destroyed Cashier's Check or for any other information about this item

FOR YOUR PROTECTION SAVE THIS COPY  
**CASHIER'S CHECK**

Customer Copy  
1085245498

11/07/2018  
Valid after 7 years

Remitter: JAMIE L GALLIAN

\$\*\* 175,000.00 \*\*

Pay To The Order Of: J SANDCASTLE CO LLC

Memo: \_\_\_\_\_  
Note: For information only. Comment has no effect on bank's payment.

Drawn: JPMORGAN CHASE BANK, N.A.  
**NON NEGOTIABLE**

282111107 NEW 01/08 8810004305	
HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK	
<b>CASHIER'S CHECK</b>	
Date 11/07/2018 Valid after 7 years 1221	
1085245498	
CHASE	
Remitter: JAMIE L GALLIAN	
Pay To The Order Of: J SANDCASTLE CO LLC	
Pay: ONE HUNDRED SEVENTY FIVE THOUSAND DOLLARS AND 00 CENTS	
\$** 175,000.00 **	
Do not write outside this box	
Memo: _____	
Note: For information only. Comment has no effect on bank's payment.	
Drawn: JPMORGAN CHASE BANK, N.A.	
<i>Sol Gindi</i>	
Sol Gindi, Chief Administrative Officer	
JPMorgan Chase Bank, N.A.	
Phoenix, AZ	

⑈ 1085245498 ⑈ ⑆ 122100024⑆ 806002234 ⑈

## Security Agreement

This security agreement is between J-SANDCASTLE CO. LLC, a(n) California limited liability company (the "**Borrower**") and JAMIE LYNN GALLIAN, an individual (the "**Lender**").

The Borrower is indebted to the Lender in the amount of \$225000 (the "**Loan**"). The Loan is evidenced by a promissory note effective on the same date as this agreement (the "**Note**"), a copy of which is attached as **Exhibit A**. The Note and this agreement are collectively referred to as the "**Loan Documents**."

To induce the Lender to provide Loan to the Borrower as evidenced by the Note, the Borrower has agreed to enter into this security agreement for the benefit of the Lender and to grant the Lender a security interest in the Secured Property (as defined below) to secure the prompt payment, performance, and discharge in full of the Borrower's obligations under the Note.

The parties therefore agree as follows:

### 1. GRANT OF SECURITY INTEREST.

The Borrower grants to the Lender a security interest in the Secured Property (as defined in section 2 below) to secure payment of the Loan.

### 2. SECURED PROPERTY.

The secured property consists of all of the Borrower's interest as of the effective date of this agreement in the following properties and rights, wherever located, whether now owned or existing or later acquired and arising (the "**Secured Property**"): SERIAL NUMBER AC7V710394GB, AC7V710394GA; DECAL NUMBER LBM1081; ASSESSOR'S PARCEL NUMBER 891-569-62

### 3. INDEBTEDNESS.

This agreement is made to secure payment when due of the Loan. The Loan includes:

- (a) all obligations of the Borrower to the Lender under the Note;

(b) all amendments, renewals, or extensions of the above;

(c) all costs incurred by the Lender in establishing, determining, continuing, or defending the validity or priority of its security interest, or in pursuing its rights under this agreement or any other Loan Document or in connection with any proceeding involving the Lender as a result of any financial accommodation to the Borrower; and

(d) all other costs of collecting the Loan, including attorneys' fees.

The Borrower shall reimburse the Lender for these expenses immediately on demand, and until paid all costs shall bear interest at the highest per year rate applicable to the Loan and permitted by law.

#### **4. REAFFIRMATION OF LOAN.**

The Borrower hereby reaffirms its obligation for the full and punctual payment and performance of the Note and all other obligations of the Borrower under the Note.

#### **5. BORROWER'S OBLIGATIONS.**

(a) The Borrower shall pay the Loan at the time and in the manner provided in the Note;

(b) The Borrower shall ensure that the Secured Property remains free of all security interests other than the rights of the Lender created by this agreement;

(c) The Borrower will defend the Lender's interest in the Secured Property against the claims of all other persons; and

(d) The Borrower may not transfer any Secured Property while this agreement is in effect without the prior written consent of the Lender, which consent may be withheld or given in the Lender's sole discretion.

#### **6. RECORDING OF AGREEMENT.**

On the effective date of this agreement, the Borrower will record this agreement and any security instrument creating a security interest on the Secured Property as required by law to protect the security interest of the Lender on the Secured Property. The Borrower shall pay all filing fees and associated expenses incident to this recordation.



## **7. EVENTS OF DEFAULT.**

The Borrower will be in default under this agreement if any of the following occurs:

- (a) A default in the payment of the Loan or any of the obligations contained in this agreement or in the Loan Documents;
- (b) Any representation made to the Lender by the Borrower proving to have been false in any material respect when made;
- (c) Loss, theft, substantial damage, or destruction, or any sale or encumbrance to which the Lender did not consent in writing, of the Secured Property, or the making of a levy, seizure, or attachment on that property; or
- (d) An Event of Default, as defined in the Note.

## **8. REMEDIES FOR EVENTS OF DEFAULT.**

If an Event of Default occurs, the Lender may declare the Loan immediately due. In addition, the Lender will have all of the remedies set forth below, and these remedies are cumulative, so that the Lender may exercise one or more of these remedies until the Loan is paid in full without right of reinstatement, disgorgement, or repayment by reason of a preference, other creditor action, or by operation of law:

- (a) cause all or any portion of the Secured Property to be registered in its name or the name of its nominee, designee, or assignee;
- (b) have the exclusive right to receive all distributions with respect to the Secured Property;
- (c) dispose of the Secured Property, at private or public sale, without advertisement of the time or place of the sale (or any adjournment), free of any right of redemption by the Borrower (this right of redemption being expressly waived by the Borrower), at the price, in the manner, and to the purchaser (including the Lender) that the Lender determines in its sole discretion. The proceeds of this sale will be applied to the Loan and the sale expenses (and the Borrower will remain liable for any deficiencies); or
- (d) all other rights and remedies arising under this agreement or applicable law.

## **9. RESPONSIBILITY FOR SECURED PROPERTY.**

The Borrower assumes all responsibility for the Secured Property, and the Loan will not be affected by the loss, destruction,

damage, or theft of any of the Secured Property or its unavailability for any reason. The Lender

(a) has no duty (either before or after an Event of Default) to collect any amounts related to the Secured Property or to preserve any rights relating to the Secured Property, and

(b) has no obligation to clean up or otherwise prepare the Secured Property for sale.

The Borrower remains obligated under each agreement included in the Secured Property. The exercise of the Lender of any rights under this agreement does not release the Borrower from its obligations under the agreements included in the Secured Property.

The Lender has no liability under the agreements included in the Secured Property.

#### **10. TERMINATION.**

This agreement and all rights of the Lender under this agreement will terminate when the Lender is satisfied that the Loan and all other obligations of the Borrower under the Loan Documents are paid and performed in full without reinstatement, disgorgement, or repayment by reason of a preference, other credit or action, or operation of law.

#### **11. INCONSISTENCIES.**

If any provision of this agreement is inconsistent with any provision in the Note, the provisions of this agreement will control.

#### **12. GOVERNING LAW.**

(a) **Choice of Law.** The laws of the state of California govern this agreement (without giving effect to its conflicts of law principles).

(b) **Choice of Forum.** Both parties consent to the personal jurisdiction of the state and federal courts in ORANGE, California.

#### **13. AMENDMENTS.**

No amendment to this agreement will be effective unless it is in writing and signed by both parties.

#### **14. ASSIGNMENT AND DELEGATION.**

(a) **No Assignment.** The Borrower may not assign any of its rights under this note. All voluntary assignments of rights are limited

by this subsection.

(b) **No Delegation.** The Borrower may not delegate any performance under this note.

(c) **Enforceability of an Assignment or Delegation.** If a purported assignment or purported delegation is made, or if both are made, in violation of this section, it is void and they are void.

#### **15. COUNTERPARTS; ELECTRONIC SIGNATURES.**

(a) **Counterparts.** The parties may execute this agreement in any number of counterparts, each of which is an original but all of which constitute one and the same instrument.

(b) **Electronic Signatures.** This agreement, agreements ancillary to this agreement, and related documents entered into in connection with this agreement are signed when a party's signature is delivered by facsimile, email, or other electronic medium. These signatures must be treated in all respects as having the same force and effect as original signatures.

#### **16. SEVERABILITY.**

If any one or more of the provisions contained in this agreement is, for any reason, held to be invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability will not affect any other provisions of this agreement, but this agreement will be construed as if those invalid, illegal, or unenforceable provisions had never been contained in this agreement, unless the deletion of those provisions would result in such a material change as to cause completion of the transactions contemplated by this agreement to be unreasonable.

#### **17. NOTICES.**

(a) **Writing; Permitted Delivery Methods.** Each party giving or making any notice, request, demand, or other communication required or permitted by this agreement shall give that notice in writing and use one of the following types of delivery, each of which is a writing for purposes of this agreement: personal delivery, mail (registered or certified mail, postage prepaid, return-receipt requested), nationally recognized overnight courier (fees prepaid), facsimile, or email.

(b) **Addresses.** A party shall address notices under this section to a party at the following addresses:



If to the Borrower:

J-SANDCASTLE CO. LLC

5782 Pinon Drive

Huntington Beach, California 92649

jamiegallian@gmail.com

If to the Lender:

JAMIE LYNN GALLIAN

16222 Monterey Ln Sp. 376

Huntington Beach, California 92649

jamiegallian@gmail.com

(c) **Effectiveness.** A notice is effective only if the party giving notice complies with subsections (a) and (b) and if the recipient receives the notice.

#### **18. WAIVER.**

No waiver of a breach, failure of any condition, or any right or remedy contained in or granted by the provisions of this agreement will be effective unless it is in writing and signed by the party waiving the breach, failure, right, or remedy. No waiver of any breach, failure, right, or remedy will be deemed a waiver of any other breach, failure, right, or remedy, whether or not similar, and no waiver will constitute a continuing waiver, unless the writing so specifies.

#### **19. ENTIRE AGREEMENT.**

This agreement, together with the other Loan Documents, constitutes the final agreement of the parties. It is the complete and exclusive expression of the parties' agreement with respect to the subject matter of this agreement. All prior and contemporaneous

communications, negotiations, and agreements between the parties relating to the subject matter of this agreement are expressly merged into and superseded by this agreement. The provisions of this agreement may not be explained, supplemented, or qualified by evidence of trade usage or a prior course of dealings. Neither party was induced to enter this agreement by, and neither party is relying on, any statement, representation, warranty, or agreement of the other party except those set forth expressly in this agreement. Except as set forth expressly in this agreement, there are no conditions precedent to this agreement's effectiveness.

**20. HEADINGS.**

The descriptive headings of the sections and subsections of this agreement are for convenience only, and do not affect this agreement's construction or interpretation.

**21. EFFECTIVENESS.**

This agreement will become effective when all parties have signed it. The date this agreement is signed by the last party to sign it (as indicated by the date associated with that party's signature) will be deemed the date of this agreement.

**22. NECESSARY ACTS; FURTHER ASSURANCES.**

Each party shall use all reasonable efforts to take, or cause to be taken, all actions necessary or desirable to consummate and make effective the transactions this agreement contemplates or to evidence or carry out the intent and purposes of this agreement.

[SIGNATURE PAGE FOLLOWS]

Each party is signing this agreement on the date stated opposite that party's signature.

J-SANDCASTLE CO. LLC

Date: \_\_\_\_\_

By: \_\_\_\_\_

Name: JAMIE L GALLIAN  
Title: MEMBER

Date: \_\_\_\_\_

By: \_\_\_\_\_

Name: JAMIE LYNN GALLIAN



EXHIBIT A

Attach copy of promissory note

## Secured Promissory Note (Fully Amortized)

\$225000

11/16/2018

Huntington Beach, California

On or before 12/31/2048, for value received, the undersigned J-SANDCASTLE CO. LLC (the "**Borrower**") promises to pay to the order of JAMIE LYNN GALLIAN (the "**Holder**"), in the manner and at the place provided below, the principal sum of \$225000.

### 1. PAYMENT.

All payments of principal and interest under this note will be made in lawful money of the United States, without offset, deduction, or counterclaim, by wire transfer of immediately available funds to an account designated by the Holder in writing at least 10 days after the effective date of this note or, if this designation is not made, by check mailed to the Holder at 16222 Monterey Ln Sp. 376, Huntington Beach, California, 92649, or at such other place as the Holder may designate in writing.

### 2. MONTHLY INSTALLMENT PAYMENTS.

Principal and interest will be payable in 360 consecutive monthly installments of \$1278.00, beginning on or before 12/15/2018 and continuing on the 15th day of each month, until the principal and interest have been paid in full. Each payment will be credited first to interest and then to principal, and interest will cease to accrue on any principal paid. Acceptance by the Holder of any payment differing from the designated installment payment listed above does not relieve the Borrower of the obligation to honor the requirements of this note.

### 3. INTEREST.

Interest on the unpaid principal balance of this note is payable from the date of this note until this note is paid in full, at the rate of 5.5% per year, or the maximum amount allowed by applicable law, whichever is less. Accrued interest will be computed on the basis of a 365-day or 366-day year, as the case may be, based on the actual number of days elapsed in the period in which it accrues.

#### **4. PREPAYMENT.**

The Borrower may prepay this note, in whole or in part, at any time before maturity without penalty or premium. Any partial prepayment will be credited first to accrued interest, then to principal. No prepayment extends or postpones the maturity date of this note.

#### **5. SECURITY FOR PAYMENT.**

This note is secured by certain assets of the Borrower in accordance with a separate security agreement dated 11/16/2018 between the Holder and the Borrower (the "**Security Agreement**"). If an Event of Default (defined below) occurs, the Holder will have the rights set forth below and in the Security Agreement.

#### **6. EVENTS OF DEFAULT.**

Each of the following constitutes an "**Event of Default**" under this note:

- (a) the Borrower's failure to make any payment when due under the terms of this note, including the final payment due under this note when fully amortized;
- (b) the filing of any voluntary or involuntary petition in bankruptcy by or regarding the Borrower or the initiation of any proceeding under bankruptcy or insolvency laws against the Borrower;
- (c) an assignment made by the Borrower for the benefit of creditors; or
- (d) the appointment of a receiver, custodian, trustee, or similar party to take possession of the Borrower's assets or property.

#### **7. ACCELERATION; REMEDIES ON DEFAULT.**

If any Event of Default occurs, all principal and other amounts owed under this note will become immediately due without any action by the Holder, the Borrower, or any other person. The Holder, in addition to any rights and remedies available to the Holder under this note, may, in its sole discretion, pursue any legal or equitable remedies available to it under applicable law or in equity, including taking any of the following actions:



(a) personally, or by agents or attorneys (in compliance with applicable law), take immediate possession of the collateral. To that end, the Holder may pursue the collateral where it may be found, and enter the Borrower's remedies, with or without notice, demand, process of law, or legal procedure if this can be done without breach of the peace. If the premises on which any part of the collateral is located are not under the Borrower's direct control, the Borrower will exercise its best efforts to ensure that the Holder is promptly provided right of access to those premises. To the extent that the Borrower's consent would otherwise be required before a right of access could be granted, the Borrower hereby irrevocably grants that consent;

(b) require the Borrower to assemble the collateral and make it available to the Holder at a place to be designated by the Holder that is reasonably convenient to both parties (it being acknowledged that the Borrower's premises are reasonably convenient to the Borrower);

(c) sell, lease, or dispose of the collateral or any part of it in any manner permitted by applicable law or by contract; and

(d) exercise all rights and remedies of a secured party under applicable law.

#### **8. WAIVER OF PRESENTMENT; DEMAND.**

The Borrower hereby waives presentment, demand, notice of dishonor, notice of default or delinquency, notice of protest and nonpayment, notice of costs, expenses or losses and interest on those, notice of interest on interest and late charges, and diligence in taking any action to collect any sums owing under this note, including (to the extent permitted by law) waiving the pleading of any statute of limitations as a defense to any demand against the undersigned. Acceptance by the Holder or any other holder of this note of any payment differing from the designated payments listed does not relieve the undersigned of the obligation to honor the requirements of this note.

#### **9. GOVERNING LAW.**

(a) **Choice of Law.** The laws of the state of California govern this note (without giving effect to its conflicts of law principles).

(b) **Choice of Forum.** Both parties consent to the personal jurisdiction of the state and federal courts in Orange, California.

#### **10. COLLECTION COSTS AND ATTORNEYS' FEES.**

The Borrower shall pay all expenses of the collection of indebtedness evidenced by this note, including reasonable attorneys' fees and court costs in addition to other amounts due.

#### **11. ASSIGNMENT AND DELEGATION.**

**(a) No Assignment.** The Borrower may not assign any of its rights under this note. All voluntary assignments of rights are limited by this subsection.

**(b) No Delegation.** The Borrower may not delegate any performance under this note.

**(c) Enforceability of an Assignment or Delegation.** If a purported assignment or purported delegation is made in violation of this section, it is void.

#### **12. SEVERABILITY.**

If any one or more of the provisions contained in this note is, for any reason, held to be invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability will not affect any other provisions of this note, but this note will be construed as if those invalid, illegal, or unenforceable provisions had never been contained in it, unless the deletion of those provisions would result in such a material change so as to cause completion of the transactions contemplated by this note to be unreasonable.

#### **13. NOTICES.**

**(a) Writing; Permitted Delivery Methods.** Each party giving or making any notice, request, demand, or other communication required or permitted by this note shall give that notice in writing and use one of the following types of delivery, each of which is a writing for purposes of this note: personal delivery, mail (registered or certified mail, postage prepaid, return-receipt requested), nationally recognized overnight courier (fees prepaid), facsimile, or email.

**(b) Addresses.** A party shall address notices under this section to a party at the following addresses:

If to the Borrower:

J-Sandcastle Co. LLC

5782 Pinon Drive

Huntington Beach, California 92649

jamiegallian@gmail.com

If to the Holder:

Jamie Lynn Gallian

16222 Monterey Ln Sp. 376

Huntington Beach, California 92649

jamiegallian@gmail.com

**(c) Effectiveness.** A notice is effective only if the party giving notice complies with subsections (a) and (b) and if the recipient receives the notice.

#### **14. WAIVER.**

No waiver of a breach, failure of any condition, or any right or remedy contained in or granted by the provisions of this note will be effective unless it is in writing and signed by the party waiving the breach, failure, right, or remedy. No waiver of any breach, failure, right, or remedy will be deemed a waiver of any other breach, failure, right, or remedy, whether or not similar, and no waiver will constitute a continuing waiver, unless the writing so specifies.

#### **15. HEADINGS.**

The descriptive headings of the sections and subsections of this note are for convenience only, and do not affect this note's construction or interpretation.

[SIGNATURE PAGE FOLLOWS]



Each party is signing this agreement on the date stated opposite that party's signature.

J-Sandcastle Co. LLC

Date: \_\_\_\_\_

By: \_\_\_\_\_

Name: Jamie L Gallian

Title: Member

Date: \_\_\_\_\_

By: \_\_\_\_\_

Name: Jamie Lynn Gallian

**REGISTRATION CARD**

Manufactured Home

**Decal: LBM1081**

<b>Manufacturer ID/Name</b> 90002 SKYLINE HOMES INC	<b>Trade Name</b> CUSTOM VILLA	<b>Model</b>	<b>DOM</b> 05/29/2014	<b>DFS</b> 07/28/2014	<b>RY</b>	<b>Exp. Date</b>
<b>Serial Number</b> AC7V710394GB AC7V710394GA	<b>Label/Insignia Number</b> PFS1130281 PFS1130282	<b>Weight</b> 22,383 25,068	<b>Length</b> 56' 60'	<b>Width</b> 15' 2" 15' 2"	<b>Issued</b> Jan 19, 2019	

**Addressee**

J-SANDCASTLE CO LLC  
16222 MONTEREY LANE ROOM 376  
HUNTINGTON BEACH, CA 92649



**Registered Owner(s)**

J-SANDCASTLE CO LLC  
16222 MONTEREY LANE ROOM 376  
HUNTINGTON BEACH, CA 92649

**Situs Address**

16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

\*\*\*\*\*

**ATTENTION OWNER:**

THIS IS THE REGISTRATION CARD FOR THE  
UNIT DESCRIBED ABOVE. PLEASE KEEP THIS  
CARD IN A SAFE PLACE WITHIN THE UNIT.

**INSTRUCTIONS FOR RENEWAL:**

REGISTRATION FOR THIS UNIT EXPIRES ON THE  
DATE INDICATED ABOVE IN THE BOX LABELED  
"Exp. Date". THERE ARE SUBSTANTIAL  
PENALTIES FOR DELINQUENCY. IF YOU DO NOT  
RECEIVE A RENEWAL NOTICE WITHIN 10 DAYS  
PRIOR TO THE EXPIRATION DATE, CONTACT  
H.C.D. FOR RENEWAL INSTRUCTIONS.

\*\*\*\*\*

**IMPORTANT**

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE  
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 10670236

01192019 + 1

REGISTRATION CARD

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model	DOM 05/29/2014	DFS 07/28/2014	RY	Exp. Date
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Feb 24, 2021	

Addressee

RONALD J PIERPONT  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649



Registered Owner(s)

J-SANDCASTLE CO LLC  
16222 MONTEREY LANE ROOM 376  
HUNTINGTON BEACH, CA 92649

Situs Address

16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

Legal Owner(s)

RONALD J PIERPONT  
JPAD LLC  
Tenants in Common Or  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

LEGAL OWNER COPY  
INFORMATION ONLY

Lien Perfected On: 08/20/20 11:58:00

IMPORTANT

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE  
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DIN: 12153896

02242021 - 1



Manufactured Home

Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model		DOM 05/29/2014	DFS 07/28/2014	RY
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Feb 24, 2021	

**Addressee**

RONALD J PIERPONT  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

**Registered Owner(s)**

J-SANDCASTLE CO LLC  
16222 MONTEREY LANE ROOM 376  
HUNTINGTON BEACH, CA 92649

**Situs Address**

16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

**Legal Owner(s)**

RONALD J PIERPONT  
JPAD LLC  
Tenants in Common Or  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

Lien Perfected On: 08/20/20 11:58:00

**IMPORTANT**

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE  
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.



STATE OF CALIFORNIA  
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS  
REGISTRATION AND TITLING PROGRAM  
PO Box 277820 Sacramento, CA 95827  
1-800-952-8356  
www.hcd.ca.gov



**NOTICE OF SALE OR TRANSFER**

**ATTENTION: THIS FORM IS TO BE USED ONLY WHEN YOU SELL OR TRANSFER YOUR MANUFACTURED HOME/MOBILEHOME OR COMMERCIAL MODULAR. AT THAT TIME COMPLETE, SIGN, AND RETURN TO THE ADDRESS STATED ABOVE TO REPORT THE CHANGE OF OWNERSHIP. A COMPLETE TRANSFER APPLICATION PACKET MUST BE SENT IN TO COMPLETE THE TRANSFER OF TITLE.**

**SECTION I:** Enter the following information that describes your unit: Decal/License plate number(s), Serial(s) number, and Trade name of unit.

**SECTION II:** Enter the sale price and the date of sale/transfer including the month, day, and year.

**SECTION III:** Enter the full name and mailing address of the new owner/buyer(s).

**SECTION IV:** Enter date, city, and state indicating where and when this form is being executed. SELLER(S) MUST SIGN and print their names(s).

SECTION I. DESCRIPTION OF UNIT		
Decal Number(s)	Serial Number(s)	Trade Name
LBM1081	AC7V710394GA; AC7V710394GA	SKYLINE CUSTOM VILLA

**SECTION II. SALE OR TRANSFER INFORMATION**

For the sum of \$ 0 the receipt of which is hereby acknowledged, I/we did sell, transfer and deliver to the purchaser/owner named below, on 02/25/2021, my/our right title and interest in the unit described above.

Date of Transfer

**SECTION III. NAME OF PURCHASER/NEW OWNER**

Name:  
JAMIE LYNN GALLIAN AND J-SANDCASTLE, CO LLC

Address:  
16222 MONTEREY LN #376

City: HUNTINGTON BEACH	State: CALIFORNIA	Zip Code: 92649-0000
---------------------------	----------------------	-------------------------

**SECTION IV. CERTIFICATION AND RELEASE OF SELLER(S)**

I/We certify under penalty of perjury under the laws of the State of California that: 1) I/we are the lawful owner(s) of the unit, and 2) I/we have the right to sell it, and 3) I/we guarantee and will defend the title to the unit against the claims and demands of any and all persons arising prior to this date, and 4) the unit is free of all liens and encumbrances.

I/We certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed On 02/25/2021 at HUNTINGTON BEACH, CALIFORNIA

Date City State

Signature of Seller: Jamie Lynn Gallian, It's me.

Signature of Seller: \_\_\_\_\_

Printed Name(s): J-SANDCASTLE CO LLC

Case 8:21-bk-11710-ES Doc 132 Filed 07/07/22 Entered 07/07/22 19:14:26 Desc  
Main Document Page 39 of 62

**STATE OF CALIFORNIA - DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
**CERTIFICATE OF TITLE**

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name 90002 SKYLINE HOMES INC	Trade Name CUSTOM VILLA	Model		DOM 05/29/2014	DFS 07/28/2014	RY
Serial Number AC7V710394GB AC7V710394GA	Label/Insignia Number PFS1130281 PFS1130282	Weight 22,383 25,068	Length 56' 60'	Width 15' 2" 15' 2"	Issued Feb 24, 2021	

**Addressee**

RONALD J PIERPONT  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

JUL 14 2021

**Registered Owner(s)**

J-SANDCASTLE CO LLC  
16222 MONTEREY LANE ROOM 376  
HUNTINGTON BEACH, CA 92649

**Situs Address**

16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

**Legal Owner(s)**

RONALD J PIERPONT  
JPAD LLC  
Tenants in Common Or  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

Lien Perfected On: 08/20/20 11:58:00

12313525

**IMPORTANT**

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE  
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

DTN: 12153896

02242021 - 2



State of California  
Department of Housing and Community Development  
Division of Codes and Standards  
Registration and Titling Program  
P.O. Box 277820, Sacramento, CA 95827-7820  
(800) 952-8356  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



## MULTI-PURPOSE TRANSFER FORM

PLEASE COMPLETE ONLY THE SECTIONS THAT APPLY AND SIGN BOTTOM OF FORM

### UNIT DESCRIPTION

Decal (License) No.(s): LBM1081

Serial No.(s): AC7V710394GA; AV7V710394GA

### SMOKE DETECTOR AND CARBON MONOXIDE CERTIFICATION

I/We, the undersigned, hereby state that the manufactured home, mobilehome, or multifamily manufactured home described above is equipped with a properly working, operable smoke detector in accordance with California Health and Safety Code Section 18029.6 and a carbon monoxide detector in accordance to California Residential Code Section R315.

☒ YES ☐ NO

### PARK PURCHASE FEE EXEMPTION

The registered owner of the above-described manufactured home/mobilehome that is located on private property owned by the registered owner is exempt from payment of the \$5 Park Purchase Fund (PPF) fee (Health and Safety Code Section 18114.1). If you feel you qualify for the exemption, complete the following questions:

- Do you (the registered owner) own your manufactured home/mobilehome? ☒ YES ☐ NO
- Do you (the registered owner) own the land your manufactured home/mobilehome is located on? ☐ YES ☒ NO

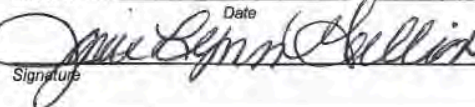
### DESIGNATION OF CO-OWNER TERM

We request the Department of Housing and Community Development to register our ownership interest in the unit described above with the following co-owner term: **(READ CAREFULLY AND CHECK ONE BOX.)**

- ☐ **JTRS (Joint Tenants with Right of Survivorship):** Upon the death of a joint tenant, the interest of the deceased party passes to the surviving joint tenant. The signature of each joint tenant is required to transfer or encumber the title.
- ☒ **TENCOM AND (Tenants in Common with the names joined by the word AND):** Each tenant in common may transfer his or her individual interest without the signature of the other tenant(s) in common. The signature of each tenant in common is required to transfer full interest in the unit to a new registered owner or to encumber the title.
- ☐ **TENCOM OR (Tenants in Common with the names joined by the word OR):** Any one of the tenants in common may transfer full ownership interest in the unit to a new registered owner without the signature of the other tenant(s) in common. The signature of each tenant in common is required to encumber the title.
- ☐ **COMPRO (Community Property):** A unit may be registered as community property in the names of a husband and wife. The signature of each spouse is required to transfer full interest in the unit or encumber the title.
- ☐ **COMPRORS (Community Property with Right of Survivorship):** A unit may be registered as community property in the names of a husband and wife. At the death of one spouse, the decedent's community property interest passes to the surviving spouse without administration. The signature of each spouse is required to transfer full interest in the unit or encumber the title.

I/We further agree to indemnify and save harmless the Director of the State of California, Department of Housing and Community Development, and subsequent purchasers of said unit, for any loss they may suffer resulting from registration of the above described unit in California, or from, issuance of a California Certificate of Title covering the same.

I/We certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on 02/25/2021 at HUNTINGTON BEACH, CALIFORNIA COUNTY OF ORANGE  
Date City State  
  
Signature  
J-SANDCASTLE CO LLC, JAMIE LYNN GALLIAN,  
Signature IT'S MEMBER  
PHONE #: (714) 321-3449  
E-MAIL ADDRESS: jamiegallian@gmail.com

Decal (License) No.(s): LBM1081

Serial No.(s): AC7V710394GA; AC7V710394GA

**DECLARATION OF INSTALLATION OF WATER HEATER SEISMIC BRACING**

I/We the undersigned hereby state that all fuel gas-burning water heater appliances in the manufactured home, mobilehome, or multifamily manufactured housing described above are seismically braced, anchored, or strapped in accordance with Health and Safety Code Section 18031.7 and Part 5 of Title 24 of the California Code of Regulations.

☒ YES ☐ NO ☐ Electric water heater is installed per manufacturer's instructions.

**SIGNATURE ON FRONT SIDE IS CERTIFICATION FOR THIS SECTION**

**REASON FOR USE TAX AND/OR MOBILEHOME RECOVERY FUND FEE EXEMPTION**

Check appropriate box(es):

☐ The above-described unit was a gift. All rights and interest of ownership were transferred without exchange or money or other valuable consideration.

☒ The above-described unit has been acquired from: J-SANDCASTLE CO LLC, JAMIE LYNN GALLIAN, ITS MEMBER  
parents, spouse, grandparent(s), grandchild, child, brother(s)\*, sister(s)\*

☒ The name of a CO-OWNER is being ☒ **ADDED** ☐ **DELETED** to the record.  
*show relationship*

☐ The above-described unit was received as the result of an inheritance.

☐ Transfer of the above-described unit is being made pursuant to a court order.

☐ The transfer of the unit is being made to a revocable trust which (1) the seller has an unrestricted power to revoke the trust, (2) the transfer does not result in any change in the beneficial ownership of the property, (3) the trust provides that upon revocation of the trust the property will revert wholly to the seller, and (4) the only consideration for the transfer is the assumption by the trust of an existing loan for which the tangible personal property being transferred is the sole collateral for the assumed loan.

**\*NOTE: A sale between brother(s) or sister(s) is subject to use tax unless both are minors. If minors, check here:** ☐

**SIGNATURE ON FRONT SIDE IS CERTIFICATION FOR THIS SECTION**

**DESIGNATION OF TRUST**

I/We, the undersigned trustee(s), hereby state that the unit described above has been placed into a trust. This Declaration of Trust is dated \_\_\_\_\_.

In compliance with Section 18080.1(b) of the California Health and Safety Code, I/we as trustee(s) hereby request the unit described above be registered as shown below. I/We acknowledge that the Department's permanent title record and the titling documents for the unit will reflect the information as shown below.

*Print Name of the Trust. This is how the name of the Trust will appear on title.*

I/We as trustee(s) agree(s) to notify and make application with the Department of Housing and Community Development to appropriately amend the permanent registration and titling record immediately upon any change to the original trust agreement described herein by submitting this form along with all appropriate documents, fees or any other needed items to the Department.

I/We as trustee(s) further agree(s) to indemnify and save harmless the Director of the Department of Housing and Community Development, and subsequent purchasers of said unit, for any loss they may suffer resulting from registration of the above described unit in California and from issuance of a California Certificate of Title covering the same.

I/We certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on \_\_\_\_\_ at \_\_\_\_\_  
*Date City State*

Trustee Signature(s): \_\_\_\_\_

Street Address or P.O. Box \_\_\_\_\_  
*City State*



STATE OF CALIFORNIA  
BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS  
REGISTRATION AND TITLING PROGRAM



**LIEN SATISFIED**

**SECTION I. DESCRIPTION OF UNIT**

This unit is a:

☒ Manufactured Home/Mobilehome ☐ Commercial Modular ☐ Floating Home ☐ Truck Camper

The Decal (License) No.(s) of the unit is: LBM1081

The Trade Name of the unit is: CUSTOM VILLA

The Serial No.(s) of the unit is: AC7V710394GB/AC7V710394GA

**SECTION II. DEBTOR(S) NAME(S)**

Name of Debtor(s): J-SANDCASTLE CO, LLC

**SECTION III. LIENHOLDER'S CERTIFICATION**

This is to certify that our/my lien in the name(s) of the debtor(s) shown above against the described unit has been fully satisfied and has not been assigned to any other party.

I/We certify under penalty of perjury that the foregoing is true and correct.

Print or Type Name of Legal Owner or Jr. Lienholder (Lender):

J-PAD LLC or RONALD J. PIERPONT

Signature of Legal Owner, Jr. Lienholder (Lender) or their Authorized Agent:

Ronald J. Pierpont

Date 7/9/2021

Address 16222 MONTEREY LN. #376 HUNTINGTON BEACH, CA 92649  
Street Address or P.O. Box City State Zip





## TAX CLEARANCE CERTIFICATE

☒ Mobile Home

☐ Floating Home

### COUNTY OF ORANGE

SERIAL NUMBER/HULL NUMBER AC7V710394GA, AC7V710394GB	DECAL NUMBER/CF NUMBER LBM1081
LOCATION OF HOME 16222 MONTEREY LN 376 HUNTINGTON BEACH	ASSESSOR'S PARCEL NUMBER 891-569-62
CURRENT REGISTERED OWNER J-SANDCASTLE CO LLC 16222 MONTEREY LN SPC 376 HUNTINGTON BEACH CA 92649	APPLICANT J-SANDCASTLE CO LLC & JAMIE L. GALLIAN 16222 MONTEREY LN #376 HUNTINGTON BEACH CA 92649

I hereby certify that the following has been paid:

- ☐ Delinquent license fees
- ☐ Property taxes applicable to the home identified above through the fiscal year
- ☒ A security deposit for payment of the property taxes for the fiscal year 2021-2022
- ☒ No taxes due or payable at this time.

There may be a supplemental assessment not covered by this "Tax Clearance Certificate" which may create an additional bill.

**THIS CERTIFICATE IS VOID ON AND AFTER SEPTEMBER 7, 2021.**

Executed on July 9, 2021 at Santa Ana.  
Treasurer-Tax Collector for Orange County, State of California.

Issued on July 9, 2021

(Signature)

Manufactured Home

Decal: LBM1081

Manufacturer ID/Name	Trade Name	Model		DOM	DFS	RY
90002 SKYLINE HOMES INC	CUSTOM VILLA			05/29/2014	07/28/2014	
Serial Number	Label/Insignia Number	Weight	Length	Width	Issued	
AC7V710394GB	PFS1130281	22,383	56'	15' 2"	Aug 03, 2021	
AC7V710394GA	PFS1130282	25,068	60'	15' 2"		

**Addressee**

JAMIE LYNN GALLIAN  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

**Registered Owner(s)**

JAMIE LYNN GALLIAN  
16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

**Situs Address**

16222 MONTEREY LN SPACE 376  
HUNTINGTON BEACH, CA 92649

**IMPORTANT**

THE OWNER INFORMATION SHOWN ABOVE MAY NOT REFLECT ALL LIENS RECORDED WITH THE  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AGAINST THE DESCRIBED UNIT. THE  
CURRENT TITLE STATUS OF THE UNIT MAY BE CONFIRMED THROUGH THE DEPARTMENT.

12339939



**EXHIBIT B** Page 1 of 2

(This notice and Exhibit B are to be used only if the plan itself proposes to modify the rights of the following lienholders without a separate motion to value the collateral or avoid the lien. Do not list federal government lienholders. FRBP 3012.)

<p><b>a. CREDITOR LIENHOLDER/SERVICER</b> (list holder of this lien and servicer to the best knowledge of Debtor): Creditor Lienholder/Servicer: <u>Huntington Beach Gables Homeowners Association</u></p> <p><input type="checkbox"/> Real property collateral: Street address: _____ And/or legal description or document recording number (including county of recording): _____</p> <p><input type="checkbox"/> See attached page for legal description of Property or document recording number.</p> <p><input checked="" type="checkbox"/> Other collateral (add description such as judgment date, date and place of lien recording, book and page number): <u>EJ-001 11/19/2018 Instrument No, 2018000435011 Clerk Recorder, County of Orange</u></p>
<p><b>b. CREDITOR LIENHOLDER/SERVICER</b> (list holder of this lien and servicer to the best knowledge of Debtor): Creditor Lienholder/Servicer: <u>Huntington Beach Gables Homeowners Association</u></p> <p><input type="checkbox"/> Real property collateral: Street address: _____ And/or legal description or document recording number (including county of recording): _____</p> <p><input type="checkbox"/> See attached page for legal description of Property or document recording number.</p> <p><input checked="" type="checkbox"/> Other collateral (add description such as judgment date, date and place of lien recording, book and page number): <u>EJ-001 12/14/2018 Instrument No, 2018000467142 Clerk Recorder, County of Orange</u></p>
<p><b>c. CREDITOR LIENHOLDER/SERVICER</b> (list holder of this lien and servicer to the best knowledge of Debtor): Creditor Lienholder/Servicer: <u>Huntington Beach Gables Homeowners Association</u></p> <p><input type="checkbox"/> Real property collateral: Street address: _____ And/or legal description or document recording number (including county of recording): _____</p> <p><input type="checkbox"/> See attached page for legal description of Property or document recording number.</p> <p><input checked="" type="checkbox"/> Other collateral (add description such as judgment date, date and place of lien recording, book and page number): <u>EJ-001 05/03/2019 Instrument No, 2019000148568 Clerk Recorder, County of Orange</u></p>
<p><input checked="" type="checkbox"/> MORE CREDITOR LIENHOLDERS LISTED ON ATTACHED CONTINUATION PAGE</p>



**EXHIBIT B** Page 2 of 2

(This notice and Exhibit B are to be used only if the plan itself proposes to modify the rights of the following lienholders without a separate motion to value the collateral or avoid the lien. Do not list federal government lienholders. FRBP 3012.)

**a. CREDITOR LIENHOLDER/SERVICER** (list holder of this lien and servicer to the best knowledge of Debtor):

Creditor Lienholder/Servicer: Huntington Beach Gables Homeowners Association

☐ Real property collateral:

Street address: \_\_\_\_\_

And/or legal description or document recording number (including county of recording): \_\_\_\_\_

☐ See attached page for legal description of Property or document recording number.

☒ Other collateral (add description such as judgment date, date and place of lien recording, book and page number):

EJ-001 05/16/2019 Instrument No, 2019000165259 Clerk Recorder, County of Orange

**b. CREDITOR LIENHOLDER/SERVICER** (list holder of this lien and servicer to the best knowledge of Debtor):

Creditor Lienholder/Servicer:

People of the State of California Case No. 18WM05278

☐ Real property collateral:

Street address: \_\_\_\_\_

And/or legal description or document recording number (including county of recording): \_\_\_\_\_

☐ See attached page for legal description of Property or document recording number.

☒ Other collateral (add description such as judgment date, date and place of lien recording, book and page number):

EJ-001 05/21/2021 Instrument No, 2021-000348287 Clerk Recorder, County of Orange  
State of California did not file this EJ-001. State was paid fines and fees, on 12/12/2019

**c. CREDITOR LIENHOLDER/SERVICER** (list holder of this lien and servicer to the best knowledge of Debtor):

Creditor Lienholder/Servicer: Janine B. Jasso filed this Abstract herself. It is identical to the above  
entry for the State of California. State Court Judge Sheri Honer

☐ Real property collateral:

Street address: 30-2018-00986785 denied attorney fees on or about 11/29/2018, Min.

And/or legal description or document recording number (including county of recording): \_\_\_\_\_

☐ See attached page for legal description of Property or document recording number.

☒ Other collateral (add description such as judgment date, date and place of lien recording, book and page number):

EJ-001 05/21/2021 Instrument No, 2021000348287 Clerk Recorder, County of Orange

☐ MORE CREDITOR LIENHOLDERS LISTED ON ATTACHED CONTINUATION PAGE

**Recording Requested by and  
When Recorded Return to:**

Joyce J. Kapsal, Bar No. 091950  
[jkapsal@epsten.com](mailto:jkapsal@epsten.com)  
Pejman D. Kharrazian, Bar No. 279260  
[pkharrazian@epsten.com](mailto:pkharrazian@epsten.com)  
EPSTEN, APC  
10200 Willow Creek Road, Suite 100  
San Diego, California 92131  
(858) 527-0111/ Fax (858) 527-1531

Attorneys for Plaintiff, Cross-Defendant  
THE HUNTINGTON BEACH GABLES  
HOMEOWNERS ASSOCIATION

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF ORANGE, CENTRAL JUSTICE CENTER

THE HUNTINGTON BEACH GABLES  
HOMEOWNERS ASSOCIATION, a  
California Nonprofit Mutual Benefit  
Corporation,

Plaintiff,

v.

SANDRA L. BRADLEY, individually and  
as Trustee of the Sandra L. Bradley Trust;  
JAMIE L. GALLIAN, an individual; and  
DOES 1 through 25, inclusive,

Defendants.

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



91.00

\* \$ R 0 0 1 2 0 2 0 7 0 1 \$ \*  
2020000481922 1:58 pm 09/10/20

94 401A R12 3

0.00 0.00 0.00 0.00 6.00 0.00 0.000.0075.00 3.00

CASE NO. 30-2017-00913985-CU-CO-CJC

**RELEASE OF ABSTRACT OF  
JUDGMENT RECORDED IN ORANGE  
COUNTY ON MAY 16, 2019 AS  
DOCUMENT NO. 2019000166068**

11  
30  
FF  
SB

On May 6, 2019, a Judgment in the amount of \$319,653.59 was entered in favor of Plaintiff-Judgment Creditor THE HUNTINGTON BEACH GABLES HOMEOWNERS ASSOCIATION and against Defendant-Judgment Debtor JAMIE L. GALLIAN in the records of the above-captioned court. Judgment Creditor summarily created a judgment lien on real property owned by Judgment Debtor by recording an Abstract of Judgment in the Office of the County Recorder of Orange County on May 16, 2019, at 12:56 p.m. as Document No. 201900016259. Also, on May 16, 2019, at 3:10 p.m., another original of the same Abstract of Judgment was recorded in the Office of the County Recorder of Orange County as Document No. 201900016608.

1       **NOTICE IS HEREBY GIVEN** that Judgment Creditor hereby withdraws and rescinds  
2 the second Abstract of Judgment (*only the second*) which was recorded on May 16, 2019, at  
3 3:10 p.m., in the official records in the Office of the Recorder of Orange County, California, as  
4 Document No. 201900016608. *The Abstract of Judgment recorded in the Office of the County*  
5 *Recorder of Orange County on May 16, 2019, at 12:56 p.m. as Document No. 201900016259*  
6 *is to remain in full force and effect.*

7       **NOTICE IS FURTHER GIVEN** that the Abstract of Judgment recorded in the Office  
8 of the County Recorder of Orange County, on May 16, 2019, at 12:56 p.m. as Document No.  
9 201900016259 is still valid, enforceable, and secures as a lien against any and all real property  
10 owned by Defendant-Judgment Debtor JAMIE L. GALLIAN, which is located within the  
11 County of Orange, which was levied upon as a result of the recording of the Abstract of  
12 Judgment.

13 Dated: August 20, 2020

EPSTEN, APC

14 By:   
15 Joyce J. Kapsal

16 Attorneys for Plaintiff Judgment Creditor  
17 THE HUNTINGTON BEACH GABLES  
18 HOMEOWNERS ASSOCIATION  
19  
20  
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1  
2 **A Notary Public or other officer completing this certificate verifies only the identity of**  
3 **the individual who signed the document to which this certificate is attached, and not the**  
4 **truthfulness, accuracy, or validity of that document.**

5 STATE OF CALIFORNIA )

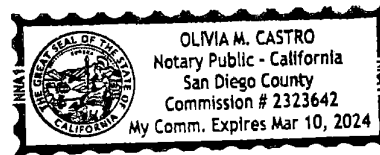
6 COUNTY OF SAN DIEGO )

7 On August 20, 2020, before me, Olivia M. Castro, Notary Public, personally  
8 appeared Joyce J. Kapsal, who proved to me on the basis of satisfactory evidence to be the  
9 person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me  
10 that he/she/they executed the same in his/her/their authorized capacity(ies), and that by  
11 his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which  
12 the person(s) acted, executed the instrument.

13 I certify under PENALTY OF PERJURY under the laws of the State of California that  
14 the foregoing paragraph is true and correct.

15 WITNESS my hand and official seal.

16 *Olivia M. Castro*  
17 Notary Public



1

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder

97.00  
\* S R 0 0 1 0 4 8 0 4 9 1 \$ \*

2018000435011 2:30 pm 11/19/18

7 413 A03 2

0.00 0.00 0.00 0.00 3.00 10.00 0.000,0075.00 3.00

EJ-001

Recording Requested by and When Recorded Mail to  
Joyce J. Kapsal SBN: 091950  
Epsten Grinnell & Howell, APC  
10200 WILLOW CREEK ROAD, SUITE 100  
SAN DIEGO, CA 92131  
TEL NO: 858-527-0111 FAX NO (optional): 858-527-1531  
E-MAIL ADDRESS (Optional):  
☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE  
STREET ADDRESS 700 Civic Center Drive West  
MAILING ADDRESS 700 Civic Center Drive West  
CITY AND ZIP CODE Santa Ana, CA 92701  
BRANCH NAME Central Justice Center

FOR RECORDER'S USE ONLY

PLAINTIFF: The Huntington Beach Gables Homeowners Association  
DEFENDANT: Jamie L. Gallian

CASE NUMBER  
30-2017-00913985-CU-CO-CJC

ABSTRACT OF JUDGMENT—CIVIL  
AND SMALL CLAIMS

☐ Amended

FOR COURT USE ONLY

1. The ☒ judgment creditor ☐ assignee of record  
applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

Jamie L. Gallian  
4476 Alderport Drive #53  
Huntington Beach, CA 92649

- b. Driver's license no. (last 4 digits) and state: 0742 / CA ☐ Unknown  
c. Social security no. (last 4 digits): xxx-xx-3936 ☐ Unknown  
d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

Jamie L. Gallian, 4476 Alderport Drive #53, Huntington Beach, CA 92649

Pursuant to California Government Code § 68150(f), the Clerk of the Court hereby certifies this document accurately reflects the official court record. The electronic signature and seal on this document have the same validity and legal force and effect as an original clerk's signature and court seal. California Government Code § 68150(g).

2. ☐ Information on additional judgment debtors is shown on page 2.  
3. Judgment creditor (name and address):  
The Huntington Beach Gables Homeowners Association  
c/o Epsten Grinnell & Howell, 10200 Willow  
Creek Rd, Ste 100, San Diego, CA 92131  
Date: November 9, 2018  
Joyce J. Kapsal

(TYPE OR PRINT NAME)

4. ☐ Information on additional judgment creditors is shown on page 2.  
5. ☐ Original abstract recorded in this county:

- a. Date:  
b. Instrument No.:

  
(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$ 3,070.00  
7. All judgment creditors and debtors are listed on this abstract.  
8. a. Judgment entered on (date): 9/27/2018 [sanctions]  
b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.



David H. Yamasaki, Clerk of the Court

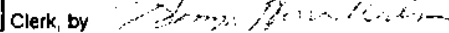
This abstract issued on (date):  
11/16/2018

10. ☐ An ☐ execution lien ☐ attachment lien  
is endorsed on the judgment as follows:

- a. Amount: \$  
b. In favor of (name and address):

11. A stay of enforcement has  
a. ☒ not been ordered by the court.  
b. ☐ been ordered by the court effective until (date):

12. a. ☒ I certify that this is a true and correct abstract of the judgment entered in this action.  
b. ☐ A certified copy of the judgment is attached.

Clerk, by  S. Wilson, Deputy

Form Adopted for Mandatory Use  
Judicial Council of California  
EJ-001 (Rev. July 1, 2014)

ABSTRACT OF JUDGMENT—CIVIL  
AND SMALL CLAIMS

Page 1 of 2  
Code of Civil Procedure, §§ 459.480,  
674 700.100  
Westlaw Doc & Form Builder

PLAINTIFF: The Huntington Beach Gables Homeowners Association  
DEFENDANT: Jamie L. Gallian

COURT CASE NO.:  
30-2017-00913985-CU-CO-CJC

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15. ☐ Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address

Driver's license no. [last 4 digits] and state: ☐ Unknown

Social security no. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (address):

17. Name and last known address

Driver's license no. [last 4 digits] and state: ☐ Unknown

Social security no. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (address):

18. Name and last known address

Driver's license no. [last 4 digits] and state: ☐ Unknown

Social security no. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (address):

19. Name and last known address

Driver's license no. [last 4 digits] and state: ☐ Unknown

Social security no. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (address):

20. ☐ Continued on Attachment 20.



1

Recording Requested By
Name: James E. Hawley (SBN: 299723)
Address: GORDON REES SCULLY & MANSUKHANI 633 W. 5th Street, 52nd Floor
City, State, Zip Code Los Angeles, CA 90071

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



103.00

\* \$ R 0 0 1 0 5 2 8 9 4 2 \$ \*

2018000467142 8:58 am 12/14/18

7 413 A03 4

0.00 0.00 0.00 0.00 9.00 10.00 0.000.0075.00 3.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Title of Document

ABSTRACT OF JUDGEMENT

FF  
4P  
W  
FF  
SM

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number)

Recording requested by and return to:

James E. Hawley (SBN: 299723)  
GORDON REES SCULLY & MANSUKHANI  
633 W. 5th Street, 52nd Floor  
Los Angeles, CA 90071

TEL NO (213) 576-5000

FAX NO. (Optional): (877) 306-0043

E-MAIL ADDRESS (Optional):

☒ ATTORNEY FOR ☐ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Orange

STREET ADDRESS: 700 W. Civic Center Dr.

MAILING ADDRESS:

CITY AND ZIP CODE: Santa Ana, 92701

BRANCH NAME: Central Justice Center

FOR RECORDER'S USE ONLY

PLAINTIFF: The Huntington Beach Gables Homeowners Association

CASE NUMBER

30-2017-00913985-CU-CO-CJC

DEFENDANT: Sandra L. Bradley; Jamie L. Gallian et al.

**ABSTRACT OF JUDGMENT—CIVIL  
AND SMALL CLAIMS**

☐ Amended

FOR COURT USE ONLY

1. The ☒ judgment creditor ☐ assignee of record  
applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

Jamie L. Gallian  
5782 Pinon Drive  
Huntington Beach, CA 92649

b. Driver's license no. (last 4 digits) and state:

☒ Unknown

c. Social security no. (last 4 digits): 3936

☐ Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

Jamie L. Gallian, 5782 Pinon Drive, Huntington Beach, CA 92649

Pursuant to California Government Code § 68150(f), the Clerk of the Court hereby certifies this document accurately reflects the official court record. The electronic signature and seal on this document have the same validity and legal force and effect as an original clerk's signature and court seal. California Government Code § 68150(g).

2. ☐ Information on additional judgment debtors is shown on page 2.

4. ☒ Information on additional judgment creditors is shown on page 2.

3. Judgment creditor (name and address):

Janine Jasso  
4469 Chase Dr.  
Huntington Beach, CA 92649

5. ☐ Original abstract recorded in this county:

a. Date:

b. Instrument No.:

Date: December 7, 2018

James E. Hawley

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$46,138.00

10. ☐ An ☐ execution lien ☐ attachment lien  
is endorsed on the judgment as follows:

a. Amount: \$

b. In favor of (name and address):

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): December 4, 2018

b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.

11. A stay of enforcement has

a. ☒ not been ordered by the court.

b. ☐ been ordered by the court effective until (date):

12. a. ☒ I certify that this is a true and correct abstract of the judgment entered in this action.

b. ☐ A certified copy of the judgment is attached.

Clerk, by S. Wilson Deputy



David H. Yamasaki, Clerk of the Court

This abstract issued on (date):

12/13/2018

Form Adopted for Mandatory Use  
Judicial Council of California  
EJ-001 (Rev. July 1, 2014)

**ABSTRACT OF JUDGMENT—CIVIL  
AND SMALL CLAIMS**

Page 1 of 2  
Code of Civil Procedure, §§ 488.480,  
674, 700.190

PLAINTIFF: The Huntington Beach Gables Homeowners Association	COURT CASE NO:
DEFENDANT: Sandra L. Bradley; Jamie L. Gallian et al.	30-2017-00913985-CU-CO-CJC

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):

Jennifer Paulin  
4446 Alderport Dr.  
Huntington Beach, CA 92649

14. Judgment creditor (name and address):

Lori Burrett  
16107 Warmington Lane  
Huntington Beach, CA 92649

15. ☒ Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address

Driver's license no. (last 4 digits) and state:

☐ Unknown

Social security no. (last 4 digits):

☐ Unknown

Summons was personally served at or mailed to (address):

17. Name and last known address

Driver's license no. (last 4 digits) and state:

☐ Unknown

Social security no. (last 4 digits):

☐ Unknown

Summons was personally served at or mailed to (address):

18. Name and last known address

Driver's license no. (last 4 digits) and state:

☐ Unknown

Social security no. (last 4 digits):

☐ Unknown

Summons was personally served at or mailed to (address):

19. Name and last known address

Driver's license no. (last 4 digits) and state:

☐ Unknown

Social security no. (last 4 digits):

☐ Unknown

Summons was personally served at or mailed to (address):

20. ☐ Continued on Attachment 20.



MC-025

SHORT TITLE: The Huntington Beach Gables HOA v. Bradley; Gallian	CASE NUMBER: 30-2017-00913985-CU-CO-CJC
---	--

ATTACHMENT (Number): 15

(This Attachment may be used with any Judicial Council form.)

Additional Judgment Creditors

Lee Gragnano  
16062 Warmington Ave.  
Huntington Beach, CA 92649

Lindy Beck  
4443 Chase Drive  
Huntington Beach, CA 92649

Ted Phillips  
4447 Chase Drive  
Huntington Beach, CA 92649

(If the item that this Attachment concerns is made under penalty of perjury, all statements in this  
Attachment are made under penalty of perjury.)

Page 1 of 1

(Add pages as required)

Form Approved for Optional Use  
Judicial Council of California  
MC-025 (Rev. July 1, 2009)

ATTACHMENT  
to Judicial Council Form

CEB  
www.ceb.com

www.courtinfo.ca.gov

**RECORDING REQUESTED BY:**

THE HUNTINGTON BEACH GABLES  
HOMEOWNERS ASSOCIATION

**WHEN RECORDED MAIL TO:**

THE HUNTINGTON BEACH GABLES  
HOMEOWNERS ASSOCIATION  
Epsten Grinnell & Howell, APC  
10200 Willow Creek Road, Suite 100  
San Diego, CA 92131-1138

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder

 103.00

\* \$ R 0 0 1 0 8 1 1 4 2 8 \$ \*

2019000148568 4:19 pm 05/03/19

105 417 A03 4

0.00 0.00 0.00 0.00 9.00 10.00 0.000.0075.00 3.00

**Title:**

ABSTRACT OF JUDGMENT

THE HUNTINGTON BEACH GABLES HOMEOWNERS ASSOCIATION

v.

JAMIE LYNN GALLIAN

30-2017-00962999-CU-HR-CJC

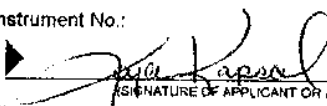

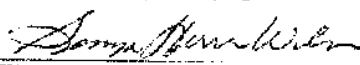
105

TT  
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OF

EJ-001

<small>ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):</small> After recording, return to: Joyce J. Kapsal/Pejman D. SBN: 091950/279260 EPSTEIN GRINNELL & HOWELL, APC 10200 WILLOW CREEK ROAD, SUITE 100, SAN DIEGO, CA 92131 TEL NO: 858-527-0111 FAX NO (optional): 858-527-1531 E-MAIL ADDRESS (Optional): jkapsal@epsten.com <input checked="" type="checkbox"/> ATTORNEY <input checked="" type="checkbox"/> JUDGMENT <input type="checkbox"/> ASSIGNEE FOR CREDITOR OF RECORD	
SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE STREET ADDRESS: 700 Civic Center Drive W091950/est/ MAILING ADDRESS: 700 Civic Center Drive West CITY AND ZIP CODE: Santa Ana, CA 92701-4045 BRANCH NAME: Central Justice Center	

PLAINTIFF: The Huntington Beach Gables Homeowners Association DEFENDANT: Jamie Lynn Gallian	<small>FOR RECORDER'S USE ONLY</small> CASE NUMBER 30-2017-00962999-CU-HR-CJC
--	---

<b>ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS</b> <input type="checkbox"/> Amended	
<p>1. The <input checked="" type="checkbox"/> judgment creditor <input type="checkbox"/> assignee of record applies for an abstract of judgment and represents the following:</p> <p>a. Judgment debtor's Name and last known address Jamie L. Gallian 16222 Monterey Lane, #376 Huntington Beach, CA 92649</p> <p>b. Driver's license no. [last 4 digits] and state: 0742/CA <input type="checkbox"/> Unknown c. Social security no. [last 4 digits]: xx-xx-3936 <input type="checkbox"/> Unknown d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address). Jamie L. Gallian, 16222 Monterey Lane, #376 Huntington Beach, CA 92649</p> <p>2. <input type="checkbox"/> Information on additional judgment debtors is shown on page 2.</p> <p>3. Judgment creditor (name and address): The Huntington Beach Gables Homeowners Association C/o Epstein Grinnell &amp; Howell, 10200 Willow Creek Road, San Diego, CA 92131 Date: April 3, 2019 Joyce J. Kapsal <small>(TYPE OR PRINT NAME)</small></p>	<div style="border: 2px solid black; padding: 5px; margin-bottom: 10px;"><small>FOR COURT USE ONLY</small> Pursuant to California Government Code § 68150(f), the Clerk of the Court hereby certifies this document accurately reflects the official court record. The electronic signature and seal on this document have the same validity and legal force and effect as an original clerk's signature and court seal. California Government Code § 68150(g).</div> <p>4. <input type="checkbox"/> Information on additional judgment creditors is shown on page 2.</p> <p>5. <input type="checkbox"/> Original abstract recorded in this county:</p> <p>a. Date:</p> <p>b. Instrument No.: </p> <p style="text-align: center;"><small>(SIGNATURE OF APPLICANT OR ATTORNEY)</small></p>
<p>6. Total amount of judgment as entered or last renewed: \$ 9265.00</p> <p>7. All judgment creditors and debtors are listed on this abstract.</p> <p>8. a. Judgment entered on (date): March 21, 2019 b. Renewal entered on (date):</p> <p>9. <input type="checkbox"/> This judgment is an installment judgment.</p> <div style="display: flex; align-items: center; margin-top: 10px;"><div style="border: 1px solid black; border-radius: 50%; width: 100px; height: 100px; display: flex; align-items: center; justify-content: center; margin-right: 10px;"></div><div style="text-align: center;"><p>David H. Yamasaki, Clerk of the Court</p><div style="border: 1px solid black; padding: 5px; margin: 5px auto; width: 150px;">This abstract issued on (date): 04/30/2019</div></div></div> <p>10. <input type="checkbox"/> An <input type="checkbox"/> execution lien <input type="checkbox"/> attachment lien is endorsed on the judgment as follows: a. Amount: \$ b. In favor of (name and address):</p> <p>11. A stay of enforcement has a. <input checked="" type="checkbox"/> not been ordered by the court. b. <input type="checkbox"/> been ordered by the court effective until (date):</p> <p>12. a. <input checked="" type="checkbox"/> I certify that this is a true and correct abstract of the judgment entered in this action. b. <input type="checkbox"/> A certified copy of the judgment is attached.</p> <p style="text-align: right;">S. Wilson Deputy</p> <p style="text-align: center;">Clerk, by </p>	

Form Adopted for Mandatory Use  
Judicial Council of California  
EJ-001 (Rev. July 1, 2014)

**ABSTRACT OF JUDGMENT—CIVIL  
AND SMALL CLAIMS**

Page 1 of 2  
Code of Civil Procedure, §§ 488.480,  
674, 700, 150  
Westlaw Doc & Form Builder



PLAINTIFF: The Huntington Beach Gables Homeowners Association  
DEFENDANT: Jamie Lynn Gallian

COURT CASE NO.:  
30-2017-00962999-CU-HR-CJC

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15. ☐ Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address

Driver's license no. [last 4 digits] and state: ☐ Unknown

Social security no. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (address):

17. Name and last known address

Driver's license no. [last 4 digits] and state: ☐ Unknown

Social security no. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (address):

18. Name and last known address

Driver's license no. [last 4 digits] and state: ☐ Unknown

Social security no. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (address):

19. Name and last known address

Driver's license no. [last 4 digits] and state: ☐ Unknown

Social security no. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (address):

20. ☐ Continued on Attachment 20.

48

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EJ-001  
Recording Requested by and When Recorded Mail to  
Joyce J. Kapsal / Pejman D. SBN: 091950 / 279260  
EPSTEIN GRINNELL & HOWELL, APC  
10200 Willow Creek Road, Suite 100  
San Diego, CA 92131  
TEL NO: 858-527-0111 FAX NO (optional): 858-527-1531  
E-MAIL ADDRESS (Optional): jkapsal@epsten.com /  
☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE  
STREET ADDRESS 700 Civic Center Drive West  
MAILING ADDRESS 700 Civic Center Drive West  
CITY AND ZIP CODE: Santa Ana, CA 92701  
BRANCH NAME: Central Justice Center

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



90.00

2019000165259 12:56 pm 05/16/19

48 401 A03 3

0.00 0.00 0.00 0.00 6.00 0.00 0.000.0075.00 3.00

FOR RECORDER'S USE ONLY

PLAINTIFF: The Huntington Beach Gables Homeowners Association  
DEFENDANT: Sandra Bradley, et al.

CASE NUMBER  
30-2017-00913985-CU-CO-CJC

ABSTRACT OF JUDGMENT—CIVIL  
AND SMALL CLAIMS

☒ Amended

FOR COURT USE ONLY

Pursuant to California Government Code § 68150(f), the Clerk of the Court hereby certifies this document accurately reflects the official court record. The electronic signature and seal on this document have the same validity and legal force and effect as an original clerk's signature and court seal. California Government Code § 68150(g).

1. The ☒ judgment creditor ☐ assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

Jamie L. Gallian  
4476 Alderport Drive #53  
Huntington Beach, CA 92649

- b. Driver's license no. [last 4 digits] and state: 0742 / CA ☐ Unknown  
c. Social security no. [last 4 digits]: xxx-xx-3936 ☐ Unknown  
d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

4476 Alderport Drive #53, Huntington Beach, CA 92649

2. ☐ Information on additional judgment debtors is shown on page 2.  
3. Judgment creditor (name and address):  
The Huntington Beach Gables Homeowners Association  
c/o Epstein Grinnell & Howell, 10200 Willow  
Creek Rd, Ste 100, San Diego, CA 92131  
Date: May 8, 2019

Joyce J. Kapsal

(TYPE OR PRINT NAME)

4. ☐ Information on additional judgment creditors is shown on page 2.  
5. ☐ Original abstract recorded in this county:

- a. Date:  
b. Instrument No.:

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$ 319,653.59  
7. All judgment creditors and debtors are listed on this abstract.  
8. a. Judgment entered on (date): 5/6/2019 [9/27/2018 sanctions]  
b. Renewal entered on (date):

10. ☐ An ☐ execution lien ☐ attachment lien is endorsed on the judgment as follows:

- a. Amount \$  
b. In favor of (name and address):

9. ☐ This judgment is an installment judgment.

11. A stay of enforcement has  
a. ☒ not been ordered by the court.  
b. ☐ been ordered by the court effective until (date):  
12. a. ☒ I certify that this is a true and correct abstract of the judgment entered in this action.  
b. ☐ A certified copy of the judgment is attached.



David H. Yamasaki, Clerk of the Court

This abstract issued on (date):  
May 14, 2019

Clerk, by

Mary M. Johnson  
Deputy

Form Adopted for Mandatory Use  
Judicial Council of California  
EJ-001 (Rev. July 1, 2014)

ABSTRACT OF JUDGMENT—CIVIL  
AND SMALL CLAIMS

Page 1 of 2  
Code of Civil Procedure, §§ 408.460,  
674, 700.190  
Westlaw Doc & Form Builder

PLAINTIFF: The Huntington Beach Gables Homeowners Association  
DEFENDANT: Sandra Bradley, et al.

COURT CASE NO.:

30-2017-00913985-CU-CO-CJC

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15. ☐ Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address

Driver's license no. (last 4 digits) and state:

☐ Unknown

Social security no. (last 4 digits):

☐ Unknown

Summons was personally served at or mailed to (address):

17. Name and last known address

Driver's license no. (last 4 digits) and state:

☐ Unknown

Social security no. (last 4 digits):

☐ Unknown

Summons was personally served at or mailed to (address):

18. Name and last known address

Driver's license no. (last 4 digits) and state:

☐ Unknown

Social security no. (last 4 digits):

☐ Unknown

Summons was personally served at or mailed to (address):

19. Name and last known address

Driver's license no. (last 4 digits) and state:

☐ Unknown

Social security no. (last 4 digits):

☐ Unknown

Summons was personally served at or mailed to (address):

20. ☐ Continued on Attachment 20.



**HUGH NGUYEN**  
CLERK-RECORDER

PROPERTY RECORDS  
BIRTH AND DEATH RECORDS  
MARRIAGE LICENSES/RECORDS  
PASSPORTS  
FICTITIOUS BUSINESS NAMES  
NOTARY REGISTRATION  
ORANGE COUNTY ARCHIVES

**Courtesy Notice**

June 1, 2021

GALLIAN JAMIE  
16222 MONTEREY LN SPC 376  
HUNTINGTON BEACH, CA 92649

Dear GALLIAN JAMIE:

Please find enclosed a recent recording that may affect your property.

As you may know, one of the services that the Orange County Clerk-Recorder provides is the examining and recording of all documents that deal with establishing ownership of real property in the county. The department also records other documents such as deeds of trust, releases and liens.

As a courtesy, this letter is to inform you that a lien has been recorded in our office that references your last known address. A copy of the recorded lien has been included for your reference. For your information, a lien is a claim placed against real or personal property for the satisfaction of some debt or duty.

**Please refer to the enclosed copy of the lien for more information concerning this matter. You may also wish to contact an attorney for more details.**

Thank you.

Document Title: ABSTRACT JUDGMT  
Document Number: 2021000348287  
Claimant: PEOPLE OF THE STATE OF  
CALIFORNIA THE

NORTH COUNTY BRANCH OFFICE  
WELLS FARGO BUILDING  
222 S. HARBOR BLVD., STE 110  
ANAHEIM, CALIFORNIA 92805

ORANGE COUNTY  
COUNTY ADMINISTRATION SOUTH  
601 N. ROSS STREET  
SANTA ANA, CALIFORNIA 92701


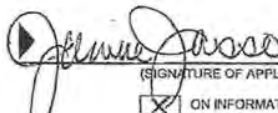
OLD ORANGE COUNTY  
COURTHOUSE  
211 W. SANTA ANA BLVD., ROOM 201  
SANTA ANA, CALIFORNIA 92701

SOUTH COUNTY BRANCH OFFICE  
LAGUNA HILLS CIVIC CENTER  
24031 EL TORO ROAD, SUITE 150  
LAGUNA HILLS, CALIFORNIA 92653



310

CR-111/JV-791

<b>ATTORNEY OR PERSON WITHOUT ATTORNEY</b> (Name, State Bar number, and address): <input checked="" type="checkbox"/> Recording requested by and return to: Janine Jasso 16025 Warmington Lane Huntington Beach, CA 92649		<b>Recorded in Official Records, Orange County</b> <b>Hugh Nguyen, Clerk-Recorder</b>  * \$ R 0 0 1 2 8 5 8 6 8 1 \$ * 2021000348287 11:32 am 05/27/21 340 414A A03 3 0.00 0.00 0.00 0.00 6.00 10.00 0.000.0075.00 3.00	
TELEPHONE NO.: 213-247-6030 FAX NO. (Optional): E-MAIL ADDRESS (Optional): j9_jasso@yahoo.com		<b>FOR RECORDER'S USE ONLY</b> CASE NUMBER: 18WM05278  <b>FOR COURT USE ONLY</b>  <b>FILED</b> SUPERIOR COURT OF CALIFORNIA COUNTY OF ORANGE  <b>MAY 26 2021</b>  DAVID H. YAMASAKI, Clerk of the Court  BY: <u>T. TRAN</u> , DEPUTY	
<input type="checkbox"/> ATTORNEY FOR: <input checked="" type="checkbox"/> JUDGMENT CREDITOR <input type="checkbox"/> ASSIGNEE OF RECORD			
<b>SUPERIOR COURT OF CALIFORNIA, COUNTY OF</b> Orange STREET ADDRESS: 8141 13th Street MAILING ADDRESS: CITY AND ZIP CODE: Westminster, CA, 92683 BRANCH NAME: West Justice Center			
CASE NAME: People of the State of California v. Galian			
<b>ABSTRACT OF JUDGMENT—RESTITUTION</b> <input type="checkbox"/> Amended			
1. The <input checked="" type="checkbox"/> judgment creditor <input type="checkbox"/> assignee of record <input type="checkbox"/> other (specify): Janine Jasso applies for an abstract of judgment and represents the following: a. Judgment debtor's <div style="border: 1px solid black; padding: 5px; margin: 5px 0;">Name and last known address Jamie Galian 16222 Monterey Lane, Space 376 Huntington Beach, CA. 92649</div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"><div style="width: 60%;">b. <input checked="" type="checkbox"/> Driver's license no. [last 4 digits] and state: 0742 /CA c. <input checked="" type="checkbox"/> Social security no. [last 4 digits]: 3936 d. <input checked="" type="checkbox"/> Date of birth: 11-16-1962</div><div style="width: 35%; text-align: center;"><input type="checkbox"/> Unknown <input type="checkbox"/> Unknown <input type="checkbox"/> Unknown</div></div>			
Date: 05/26/2021 <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 10px;"><div style="width: 40%; text-align: center;">Janine Jasso (TYPE OR PRINT NAME)</div><div style="width: 50%; text-align: center;"> (SIGNATURE OF APPLICANT OR ATTORNEY) <input checked="" type="checkbox"/> ON INFORMATION AND BELIEF</div></div>			

IT  
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ID  
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CR-111/JV-791

CASE NAME: People of the State of California v. Jamie Gallian

CASE NUMBER:  
18WM05278

CERTIFICATION

2. I certify that the following is a true and correct judgment entered in this action.
3. Judgment creditor (name): Janine Jasso  
☒ whose address or whose attorney's address appears on this form above the court's name.
4. Judgment debtor (full name as it appears in judgment): Jamie Gallian
5. Judgment entered on (date): 12/12/2019
6. Total amount of judgment as entered or last renewed: \$ 13,229.24
7. ☐ A stay of enforcement was ordered on: and is effective until: ~~01/01/2021~~  
☒ A stay of enforcement was not ordered.

[SEAL]



This abstract of judgment was issued on (date): MAY 26 2021

Clerk, by

A handwritten signature in black ink, appearing to read "T. Tran", is written over the printed name.

, Deputy

T. TRAN

**EXHIBIT C**

(Evidence: lien priorities, relevant dollar amounts, and collateral value such as an appraisal, etc.)

***(Attach this exhibit only to the copy of this notice that is served on the creditor lienholders listed on Exhibit B)***

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
16222 MONTEREY LANE UNIT 378 HUNTINGTON BEACH, CA 92649

A true and correct copy of the foregoing document entitled: **DEBTOR'S NOTICE OF (1) 11 U.S.C. SECTION 341(a) MEETING OF CREDITORS, AND (2) HEARING ON CONFIRMATION OF CHAPTER 13 PLAN AND MODIFICATION OF SECURED CLAIM(S) BY PLAN, WITH COPY OF CHAPTER 13 PLAN** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 09/20/2024, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Amrane (SA) Cohen (TR) efile@ch13ac.com

United States Trustee (SA) ustregion16.sa.ecf@usdoj.gov

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (date) \_\_\_\_\_, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served):** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

09/20 /2024 JOSPEH CLARK  
Date Printed Name

*Joseph Clark*  
Signature



ADDITIONAL SERVICE INFORMATION (if needed):

**1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")**

- **Bradford Barnhardt** bbarnhardt@marshackhays.com,  
bbarnhardt@ecf.courtdrive.com, alinares@ecf.courtdrive.com
- 
- **Robert P Goe** kmurphy@goeforlaw.com,  
rgoe@goeforlaw.com; goeforecf@gmail.com; Goe.RobertP.R@notify.bestcase.com; ajohnston@goefo  
rlaw.com
- **Jeffrey I Golden (TR)** lwerner@go2.law,  
jig@trustesolutions.net; kadele@go2.law; C205@ecfcbis.com
- **D Edward Hays** ehays@marshackhays.com,  
ehays@ecf.courtdrive.com; alinares@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@  
ecf.courtdrive.com
- **Brandon J. Iskander** biskander@goeforlaw.com, kmurphy@goeforlaw.com
- **Eric P Israel** eisrael@danninggill.com, danninggill@gmail.com; eisrael@ecf.inforuptcy.com
- 
- **Laila Masud** lmasud@marshackhays.com,  
lmasud@ecf.courtdrive.com; lbuchanan@marshackhays.com; alinares@ecf.courtdrive.com
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- **Valerie Smith** claims@recoverycorp.com
- **United States Trustee (SA)** ustpreion16.sa.ecf@usdoj.gov